

**FAIRFAX COUNTY, VIRGINIA
COMPREHENSIVE PLAN
1997 AREA PLANS REVIEW**

**STAFF REPORTS
FOR PLAN AMENDMENT
NOMINATIONS**

**Braddock
Magisterial
District**

This book contains staff reports for the Plan Amendment Nominations submitted for the Braddock Magisterial District as part of the 1997 Area Plans Review to be considered during Schedule A.



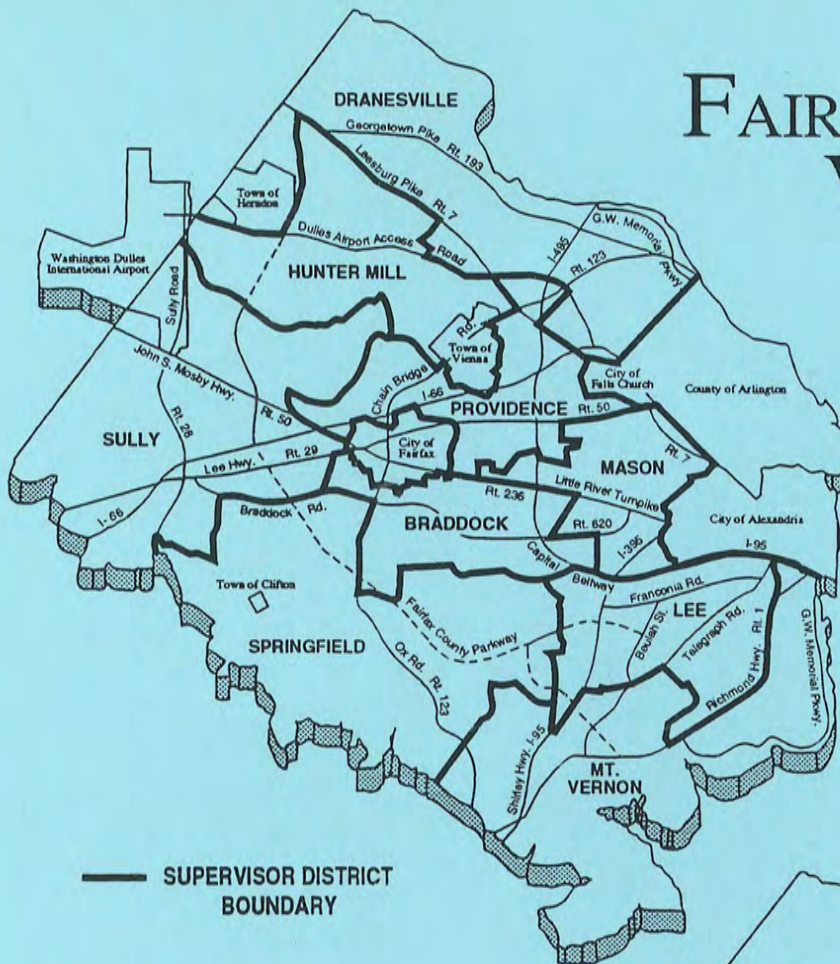
Prepared by:

OFFICE OF COMPREHENSIVE PLANNING (703/324-1210)

OFFICE OF TRANSPORTATION (703/324-1100)

August, 1997

FAIRFAX COUNTY, VIRGINIA



**SCHEDULE OF PUBLIC HEARINGS
FOR THE
1997 AREA PLANS REVIEW
AT THE
BOARD AUDITORIUM OF THE
GOVERNMENT CENTER,
12000 GOVERNMENT CENTER PARKWAY
FAIRFAX, VA 22035**

**Public Hearing Schedule for the
Planning Commission:**

September 10 and 11 at 7:30 p.m.
September 13 at 10:00 a.m.
September 17 and 18 at 7:30 p.m.
with carryover on
October 1 and 2 at 7:30 p.m., if needed

Individuals wishing to speak before the Planning Commission should call (703) 324-2865 to be placed on the speaker's list. More detailed information will be included in the *Weekly Agenda* and a newspaper of general circulation.

**Public Hearings before the
Board of Supervisors:**

Times and dates to announced
in the *Weekly Agenda*.

Individuals wishing to speak before the Board of Supervisors should call (703) 324-3151 to be placed on the speaker's list once the Board dates have been established.

Information is also available on the Internet at www.co.fairfax.va.us/gov/ocp and on the Planning Information hotline: (703) 324-1354.

FAIRFAX COUNTY, VIRGINIA

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1997 AREA PLANS REVIEW

Braddock Magisterial District

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* This nomination includes land located in more than one magisterial district. To avoid duplication, the staff report for the nomination is provided in the staff report book prepared for the district indicated above.

Braddock Magisterial District
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INTRODUCTION

THE COMPREHENSIVE PLAN REVIEW PROCESS AND 1997 AREA PLANS REVIEW

The Comprehensive Plan serves as the basic guide to the County's physical growth and development. It indicates policies for land use, transportation, public facilities and other matters which will shape the County in the future. These policies are reflected in the pattern, intensity and scale of development and conservation uses indicated. Since 1975, the Planning Commission and Board of Supervisors have based hundreds of land use recommendations and decisions on the policies and objectives described in the Plan.

BACKGROUND

The Comprehensive Plan Review process is designed to:

1. Ensure a process which is comprehensive in nature and meets the intent of the Virginia Code to plan for the future development of the community;
2. Provide an opportunity for interested parties to recommend amendments to the adopted Plan; and
3. Incorporate newly revised sections of the Plan resulting from special planning studies and update obsolete information.

The review process is intended to involve citizen participation and ensure the vitality of the County's comprehensive planning process.

1997 AREA PLANS REVIEW

The year 1997 has been designated as a year for the review of Area Plans. The Comprehensive Plan review cycle was established as follows:

1996 - Policy Plan Review
1997 - Review of Area Plans
1998 - Review of Area Plans

The purpose of the Area Plans Review Year is to review and evaluate the recommendations contained within the four Area Plans (I, II, III, IV) of the Comprehensive Plan.

PLAN NOMINATIONS REVIEW AND SELECTION

The current Area Plans Review process was initiated in February 1997, when the public was invited to nominate Plan amendments for review. Nominations were submitted by letter to the Planning Commission, indicating the justification for the proposed Plan changes.

Over 300 nominations were filed for initial consideration. As determined by the Planning Commission, some of these nominations will be considered during the 1998 Area Plans Review Year and are not listed in this document. For any nomination, the Planning Commission may

defer consideration indefinitely or to a specified date, at any time during the review process. In addition, nominations may have been withdrawn by the nominator by July 11, 1997. Thereafter, nominations may be withdrawn only with concurrence of the Planning Commission.

All nominations for Plan amendments were reviewed and considered in accordance with these policy guidelines:

1. *Substantial reasons for Plan modification must be present to support a Plan amendment. As guideline criteria, such reasons must include at least one of the following:*
 - a. *The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.*
 - b. *Oversights or land use-related inequities are contained in the adopted Plan as they affect the area of concern.*
2. *All Plan amendment nominations will be reviewed for their reasonableness and consistency within the overall framework and intent of the Comprehensive Plan.*

Plan amendment nominations may not be considered favorably by the Planning Commission or Board of Supervisors if they do not satisfy the above guidelines.

Staff evaluations and recommendations of nominations scheduled for public hearing by the Planning Commission are contained in this document. A listing and a map locating the items are included on the following pages.

PLANNING COMMISSION PUBLIC HEARINGS

The Fairfax County Planning Commission will hold public hearings on the 1997 Area Plans Review nominations on the following dates:

**September 10 and 11 at 7:30 p.m.
September 13 at 10:00 a.m.
September 17 and 18 at 7:30 p.m.
and, if needed, October 1 and 2 at 7:30 p.m.**

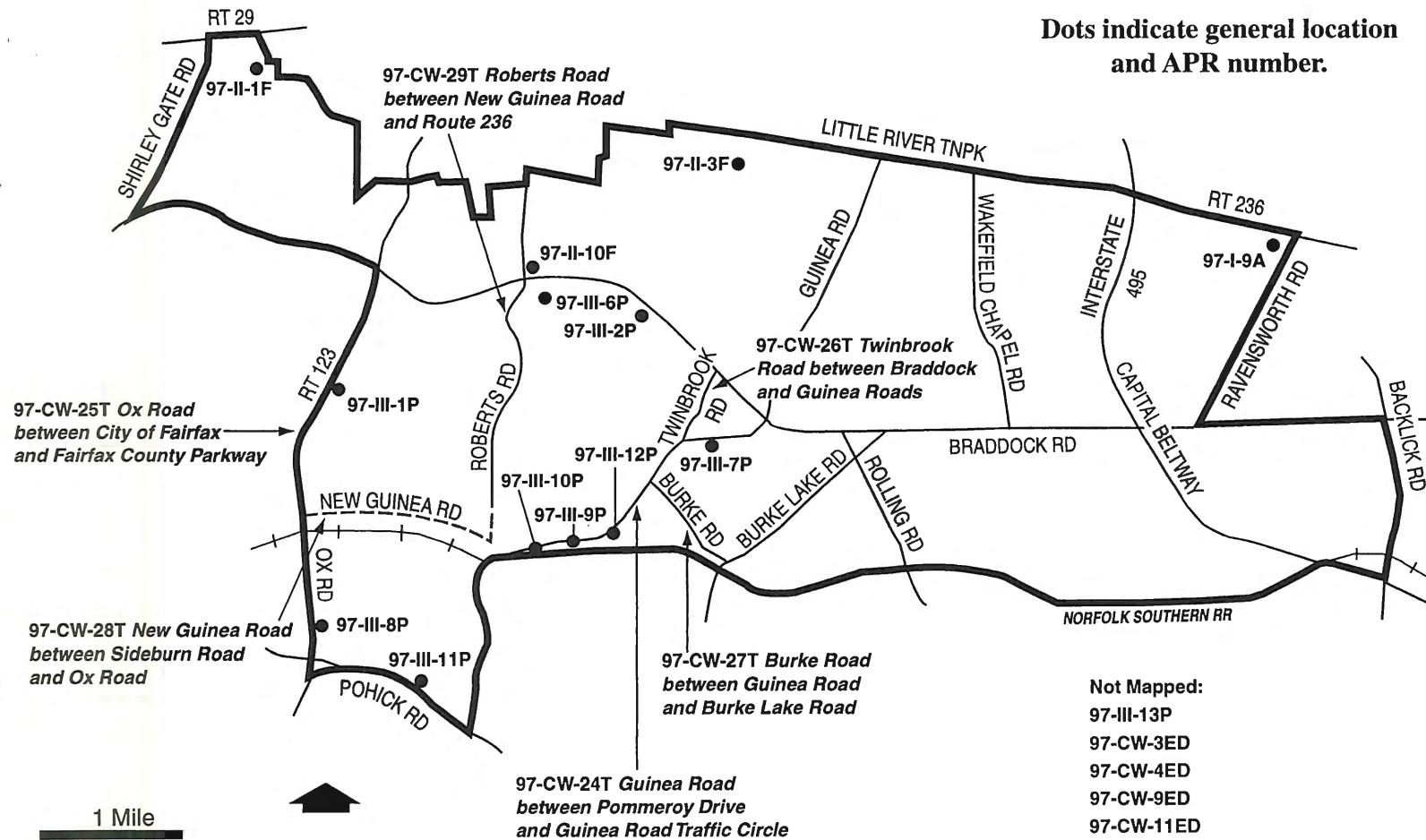
Citizens are invited to speak at public hearings before the Planning Commission on Plan review nominations. Call (703) 324-2865 to be placed on the speakers' list.

The public hearings will be held in the Board Auditorium of the Government Center Building, Plaza Level, 12000 Government Center Parkway, Fairfax, Virginia 22035.

Additional copies of the Plan items to be considered and heard by the Commission may be obtained at no cost from Maps and Publications Center, ground floor of the Government Center building, 12000 Government Center Parkway, Fairfax, Virginia 22035, phone (703) 324-2974 or 2975. Copies also will be available for review in all County public libraries. ■

1997-1998 SCHEDULE A APR NOMINATIONS BRADDOCK DISTRICT

Dots indicate general location
and APR number.



**1997 AREA PLANS REVIEW
SCHEDULE A
NOMINATIONS LOG
Braddock
Magisterial District**

APR #	PLAN DIST	SECTOR	SPECIAL AREA	NOMINATOR	PROPERTY ADDRESS	TAX MAP #	ACRES	ADOPTED PLAN	NOMINATION
97-I-9A	Annandale	N/A	Annandale CBC, Land Unit B-1	Supervisor Sharon Bulova	Vicinity of Markham and McWhorter Streets	71-1((1))25, 26, 27, 28, 29, 30, 31, 32, 33, 36, 37, 38A (38, 39, 40), 41, 42	5.24	Townhouse style office up to .25 FAR, with option for office up to .50 FAR	Add Options for residential at 12-16 du/ac and 16-20 du/ac
97-II-1F	Fairfax	N/A	Fairfax Center, V-2	Eastwood Properties, Inc	4200, 4210, 4220, 4224, 4228 Rust Street	57-1((1))3, 4, 5, 6, 7	6.76	Residential 2-3 du/ac and BL=1 & OL=3	Residential 8-12 du/ac
97-II-3F	Fairfax	F1		Arthur L. Walters, Trustee	4051 Weirich Road	58-4((1))38A	2.06	Residential 1-2 du/ac	Residential 2-3 du/ac
97-II-10F	Fairfax	F1		Robert A. Lawrence for Robert L. Robbins	4617, 4621 Roberts Road	68-2((1))24, 25	4.28	Residential 1-2 du/ac with with an option for 2-3 du/ac with consolidation	Option for residential 2-3 du/ac without consolidation
97-III-1P	Pohick	P2		Frank Rinaldi	Ox Rd	68-3((1))9A, 10A, 11A, 12A	2.68	Residential 1-2 du/ac	Residential 5-8 du/ac
97-III-2P(withdrawn)	Pohick	P2		Supervisor Sharon Bulova	9717, 9719, 9721, 9723, 9725, 9727, 9731, 9733, 9817 Braddock Road	69-1((1))29, 30, 31A, 31B, 38, 39B, 39C, 40A, 40B	16.00	Residential 2-3 du/ac	Add text to address how area should develop, such as limiting maximum residential density to less than 3 du/ac and limiting access between Banting Dr. and Braddock Rd.
97-III-6P	Pohick	P2		Supervisor Sharon Bulova	Parts of or all of Gainesborough Drive, Allenby Road, Nantucket Court, Bessmer Lane, Tapestry Drive, Farndon Court, Catterick Court, Tapestry Court, Heversham Court	Several parcels in 68-2 ((5)) and 68-4 ((6))	92.98	Residential 5-8 du/ac	Residential 2-3 du/ac
97-III-7P	Pohick	P2		Supervisor Sharon Bulova	Two parcels in the southeast quadrant of Guinea and Twinbrook Roads	69-3((6))D, E	22.16	Public Park	Add text stating that telecommunications structures are inappropriate
97-III-8P (withdrawn)	Pohick	P6	Burke Centre RPC	Supervisor Sharon Bulova	10998, 10990, 10980 Clara Barton Drive	77-1((2))1, 5, 11	1.76	Residential Planned Community	Residential 2-3 du/ac with conditions
97-III-9P	Pohick	P2		Supervisor Sharon Bulova	5609, 5615, 5637 Guinea Road; 5610 Sandy Lewis Drive	77-2((1))29A, 29B, 29C, 32A, 34	19.15	Industrial, public facilities on parcel 34	Industrial with additional conditions
97-III-10P	Pohick	P2		Supervisor Sharon Bulova	5701 Guinea Road	77-2((1))35	3.35	Industrial with VRE parking lot as an option	Neighborhood park

X

**Braddock
Magisterial District**

APR #	PLAN DIST	SECTOR	SPECIAL AREA	NOMINATOR	PROPERTY ADDRESS	TAX MAP #	ACRES	ADOPTED PLAN	NOMINATION
97-III-11P(withdrawn)	Pohick	P6		Supervisor Sharon Bulova	10600 Pohick Road	77-4((1))1A	6.13	Residential .2 to .5 du/ac	Residential 2-3 du/ac with text changes
97-III-12P	Pohick	P2		Supervisor Sharon Bulova	On Guinea Road	78-1((1))1A, 1B	8.21	Public park	Add option for private open space
97-III-13P	Pohick	N/A		Supervisor Sharon Bulova	District Wide	N/A		Overview Section	Additions to Overview focused on environmental issues
97-CW-3ED	Pohick	N/A		Office of Comprehensive Planning	N/A	N/A		N/A	Text and figure revisions and updates of an editorial nature for the Pohick Planning District
97-CW-4ED	N/A	N/A	Fairfax Center	Office of Comprehensive Planning	N/A	N/A		N/A	Text and figure revisions and updates of an editorial nature for the Fairfax Center Area
97-CW-9ED	Fairfax	N/A		Office of Comprehensive Planning	N/A	N/A		N/A	Text and figure revisions and updates of an editorial nature for the Fairfax Planning District
97-CW-11ED	Annandale	N/A		Office of Comprehensive Planning	N/A	N/A		N/A	Text and figure revisions and updates of an editorial nature for the Annandale Planning District
97-CW-24T	Pohick	P2		Supervisor Sharon Bulova	Guinea Road between Pommeroy Drive and the Guinea Road Traffic Circle	77-2, 78-1		Widen/improve to four lanes	Engineer with curb and gutter, no raised median and minimum lane widths to preserve wooded buffer in right-of-way, and construct a bridge at Rabbit Branch to provide for movement of wildlife along Pohick Stream Valley
97-CW-25T	Pohick	P2/P6		Supervisor Sharon Bulova	Ox Road from the City of Fairfax to Fairfax County Parkway	58-3, 68-1, 68-3, 77-1, 77-3		Widen/improve to six lanes between Braddock Road and the Fairfax County Parkway	Delete planned improvement
97-CW-26T	Pohick	P2		Supervisor Sharon Bulova	Twinbrook Road between Braddock and Guinea Roads	69-3			Add text to preserve Twinbrook Road's rural character and limit improvements to those needed for safety reasons

**Braddock
Magisterial District**

APR #	PLAN DIST	SECTOR	SPECIAL AREA	NOMINATOR	PROPERTY ADDRESS	TAX MAP #	ACRES	ADOPTED PLAN	NOMINATION
97-CW-27T	Pohick	P2/P6		Supervisor Sharon Bulova	Burke Road from Guinea Road to Burke Lake Road	78-1			Add text to preserve Braddock Road's rural character and limit improvements to those needed for safety reasons
97-CW-28T	Pohick	P2		Supervisor Sharon Bulova	New Guinea Road from Sideburn Road to Ox Road	77-1, 77-2		Construct 4-lane arterial at new location	Delete 4-lane improvement and re-evaluate planned extension with corridor study after Roberts Road overpass completed
97-CW-29T	Pohick	P2		Supervisor Sharon Bulova	Roberts Road between New Guinea Road and Route 236	57-4, 68-2, 68-4, 77-2		Construct 2 lanes between Nellie White Lane and Collingham Drive	Minimize any cutting and filling, deed excess right-of-way to County for linear park and nominate for designation by State as a Virginia Byway

STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-I-9A

NOMINATOR: Supervisor Sharon Bulova

ACREAGE: 5.24 acres

TAX MAP I.D. NUMBER: 71-1 ((1)) 25-33, and 36-42

GENERAL LOCATION: McWhorter Place at its intersection with Markham Street

PLANNING AREA: Area I
District: Annandale
Sector: N/A
Special Area: Annandale CBC, Land Unit B-1

ADOPTED PLAN MAP: Office

ADOPTED PLAN RECOMMENDATION: Townhouse style office use up to .25 FAR with an option for .50 FAR

PROPOSED PLAN AMENDMENT: Retain existing Plan guidance and add options for residential use at 12-16 dwelling units per acre (du/ac) and 16-20 du/ac

CRITICAL ISSUES:

- Compatibility with adjacent residential and commercial development
- Compatibility with proposed transportation improvements (See attached map of proposed transportation improvements.)
- Buffering and screening
- Urban design quality

SUMMARY OF STAFF RECOMMENDATION:

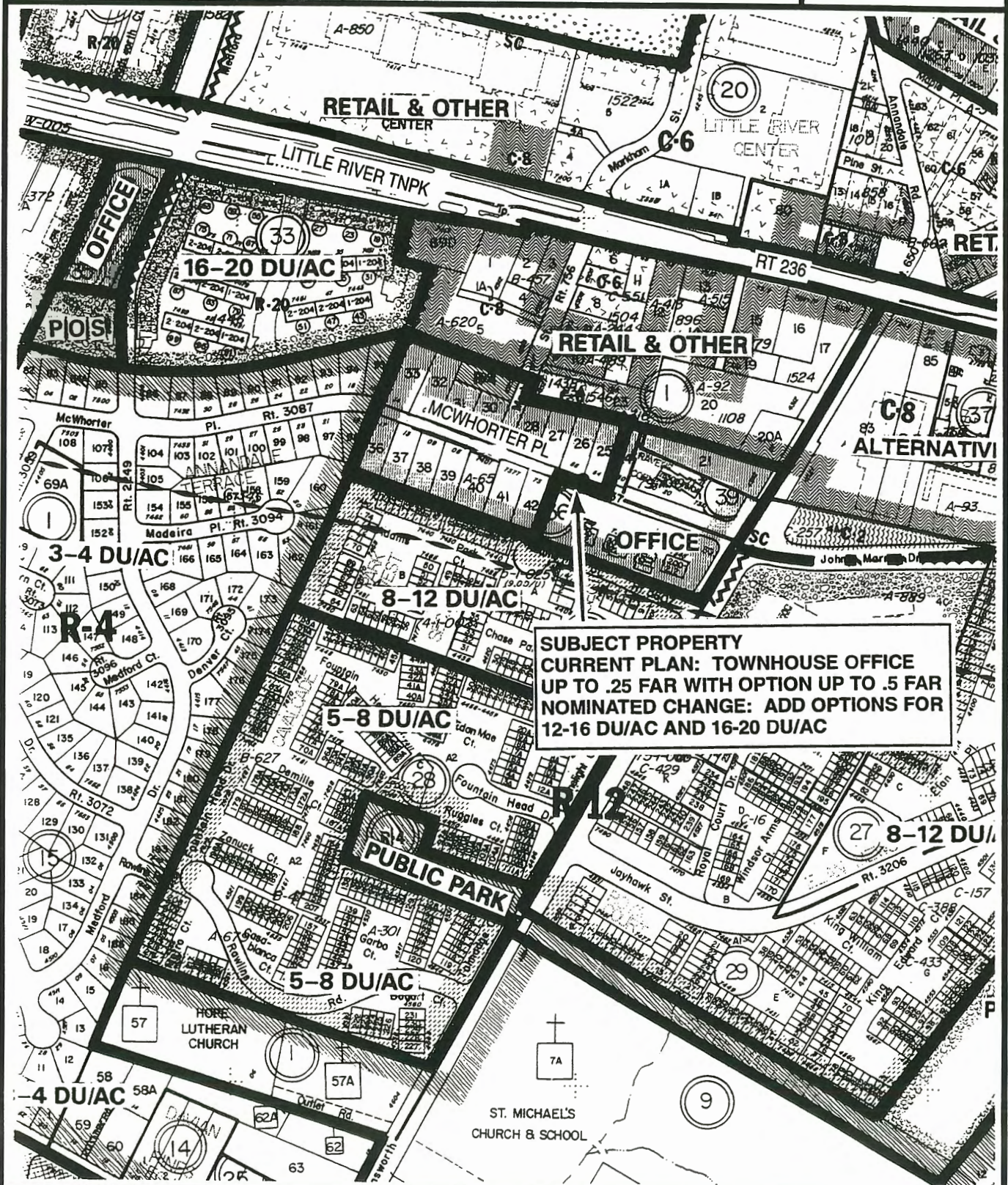
☐ Approve Nomination as submitted
☒ Approve Staff Alternative
☐ Retain Adopted Plan

The staff alternative retains the current Plan guidance while adding an option for townhouse residential use at a density of 12-16 du/ac except for parcels 25, 26, 27, and 28.

CURRENT PLAN AND NOMINATED PLAN CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS. SEE STAFF RECOMMENDED ALTERNATIVE PLAN IMMEDIATELY FOLLOWING.

APR ITEM #
97-1-9A
BRADDOCK



PARCEL LOCATION MAP SHOWING STAFF RECOMMENDED ALTERNATIVE PLAN FOR
SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS.

CONTEXT

General Location

The subject property is located on McWhorter Place at its intersection with Markham Street.

Planned and Existing Land Use and Zoning

Subject Property: The subject property consists of 16 wooded parcels [Tax Map 71-1 ((1)) 25-33, 36- 42] totaling approximately 5.24 acres. The area is planned for Office use and developed with several small, older single-family detached houses used as residences and offices. All of the subject property is zoned C-3 with the exception of parcel 29 which is zoned R-1.

Adjacent Area

North: Between Little River Turnpike and the subject property is generally newer retail service and office development located in an area zoned C-6 and C-8.

East: Along McWhorter Place, between the subject property and Ravensworth Road, is newer office development in townhouse type units. The area is planned for Office use and zoned C-3.

South: This well landscaped residential neighborhood is planned for 8-12 du/ac and zoned R-12. It is developed with newer single-family attached units.

West: This area is zoned R-4 and is planned for residential use at a density of 3-4 du/ac and developed with single-family detached dwellings. There is a barrier on McWhorter Place that precludes a vehicular between this single-family area and the subject property.. Directly to the northwest, between Little River Turnpike and this subdivision, is an area planned for residential use at 16-20 du/ac and developed with newer garden apartments.

PLANNING HISTORY SINCE JANUARY 1994

No changes were proposed for this area in the 1994 Area Plans Review process or as an Out-of-Turn Plan Amendment since January 1, 1994.

CURRENT COMPREHENSIVE PLAN RECOMMENDATION

Page 33, Area I volume of the Comprehensive Plan, as amended through June 26, 1995, Annandale Planning District, Annandale Community Business Center, Land Unit B, Sub-Unit B-1:

“Townhouse-style office use, up to .50 FAR, is planned for this area. This is intended to create appropriate transitions to the garden apartments and single-family dwellings which are adjacent to the area as well as to firmly establish the boundary of commercial development. To gain these uses and intensities, substantial parcel consolidation is required which assures compatibility among land uses and promotes an integrated design for all parcels in this area. Absent consolidation, the maximum FAR for office development is planned for .25. A .50 FAR is appropriate only if the following conditions are met:

- Provision of an integrated, well-designed project incorporating appropriate buffers and screening between residential and commercial uses, including an open space buffer towards the single-family neighborhood to the west. Development should be oriented on the site to compliment the planned development of the remainder of the quadrant; and
- Office development to maintain a residential appearance, heights not to exceed 40 feet and provision of parking lot landscaping.”

The Comprehensive Plan Map shows the area as planned for Office use.

PROPOSED PLAN AMENDMENT

The nomination proposes adding additional options for residential use at 12-16 du/ac and 16-20 du/ac subject to additional conditions.

CRITICAL ISSUES

- Compatibility with adjacent residential development to the south and west, and commercial development to the east and north
- Buffering and screening between existing and proposed residential and commercial development
- Compatibility with planned transportation improvements along Markham Street and McWhorter Place
- Urban design quality as part of the Annandale Community Business Center

ANALYSIS

The subject property is located on the fringe of the Annandale Community Business Center and developed with small, older single-family detached dwellings most of which have been adapted for office use. This area remains an island of older structures surrounded by newer commercial and residential development and, while providing affordable office locations for start-up and small businesses, shows evidence of disinvestment and neglect. By proposing options for

residential redevelopment, the nomination intends to provide an additional incentive for community revitalization in keeping with what has been achieved for the adjacent properties.

In addition to townhouse style office development in keeping with current Plan guidance, the nomination proposes two residential options--townhouses at a density of 12-16 du/ac, and a much more urban style of townhouses built over structured parking at a density of 16-20 du/ac. Both options would be subject to consolidation and design conditions and are intended to result in development at a transitional density between the adjacent townhouse development to the south and the non-residential uses to the north.

Providing an option for residential development would be an added incentive for consolidation and development of the subject property. There are, however, two areas of concern. First, planned improvements to Markham Street and McWhorter Place will effectively isolate the northeast quadrant of the subject property and preclude an integrated design for the development as a whole. This quadrant will relate more directly to adjacent office development to the north and east while the remainder of the property would be separated by the proposed street improvements and relate more strongly to adjacent residential development.

The second area of concern is that, if designed as townhouses, the higher density residential option (i.e. 16-20 du/ac) would yield relatively little private open space and would be substantially more intense in terms of building mass the planned office use at .50 FAR. This urban type of townhouse development is generally associated with areas of extremely high land cost and achieves densities similar to garden apartments.

The density range of 12-16 du/ac has an intensity similar to the planned office use. For example, townhouses with an average of 1,700 square feet per unit would yield .47 to .62 FAR. This intensity could be designed to be more compatible with surrounding development than the higher density option of 16-20 du/ac which would yield .62 to .78 FAR.

The transportation impacts of this nomination are not substantial and may be addressed during any subsequent rezoning and/or site plan or subdivision review process.

RECOMMENDATION

Based on the above analysis, staff recommends an alternative that is in keeping with the general concept of the nomination. This alternative retains the current Plan guidance while adding an option for townhouse residential use at a density of 12-16 du/ac except for parcels 25, 26, 27, and 28.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

MODIFY: Page 33, Area I volume of the Comprehensive Plan, as amended through June 26, 1995, Annandale Planning District, Annandale Community Business Center,

Land Unit B, Sub-Unit B-1: (Text recommended for addition is indicated by underline. Text recommended for deletion is indicated by ~~overstrike~~.)

“Townhouse-style office use, up to .50 FAR, is planned for this area. This is intended to create appropriate transitions to the garden apartments and single-family dwellings which are adjacent to the area as well as to firmly establish the boundary of commercial development. . . .

For Parcels 71-1 ((1)) 29-33 and 36-42, townhouse residential use at a density of 12-16 du/ac may be considered as an option with substantial consolidation. Achieving the high end of the range should require full consolidation as well as enhancing the visual and functional aspects of the development by providing, high quality architectural and urban design, transitional screening, parking lot landscaping, and pedestrian linkages with nearby retail and office uses.”

The Comprehensive Plan Map would not be changed.

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FOR STAFF USE ONLY

Supervisor District: Braddock

Date Received / Number: _____

APR Number 97-I-9A

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Supervisor Sharon Bulova Daytime Phone: (703)425-9300

Address: c/o Braddock District Task Force

4414 Holborn Ave., Annandale, VA 22003

Signature of Nominator/Agent: Sharon Bulova

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: see attachment

Address: _____

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): Braddock

Street address of nomination: Markham and McWhorter

Tax map identification and parcel number(s): 71-1-((1))-25,26,27,28,29, 30,31,32,33,36,37, 38A(38,39,40), 41,42

Total number of parcels: 14

Total acreage/square feet of nomination: 228,038 sq. ft. / 5.2 ACRES

Neighborhood Consolidation Proposal: _____ (Yes) ☒ (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

Continued on following page

Section 4. EXISTING USE

Current Comprehensive Plan designation: townhouse-style office use up to .50 FAR

Current Zoning Designation: mostly C-3; parcel 29 is R-4

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: keep existing plan; add high density residential option. See attachment

Section 6. MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8.5 x 11 inches.

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): _____

Current Comprehensive Plan designation: _____

Proposed Plan designation: _____

Specify distance or length of proposal (in feet or miles): _____

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): _____

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
Explanation: Area is not developed as planned and achieving it is very difficult and not likely. Some properties are blighted.

- ☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.
Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

This area is a fringe area of the Annandale Revitalization Area. Redevelopment of this area may provide an incentive to move forward in other areas.

All completed nomination forms must be submitted between February 17-March 28, 1997 or August 1-September 30, 1997 to:

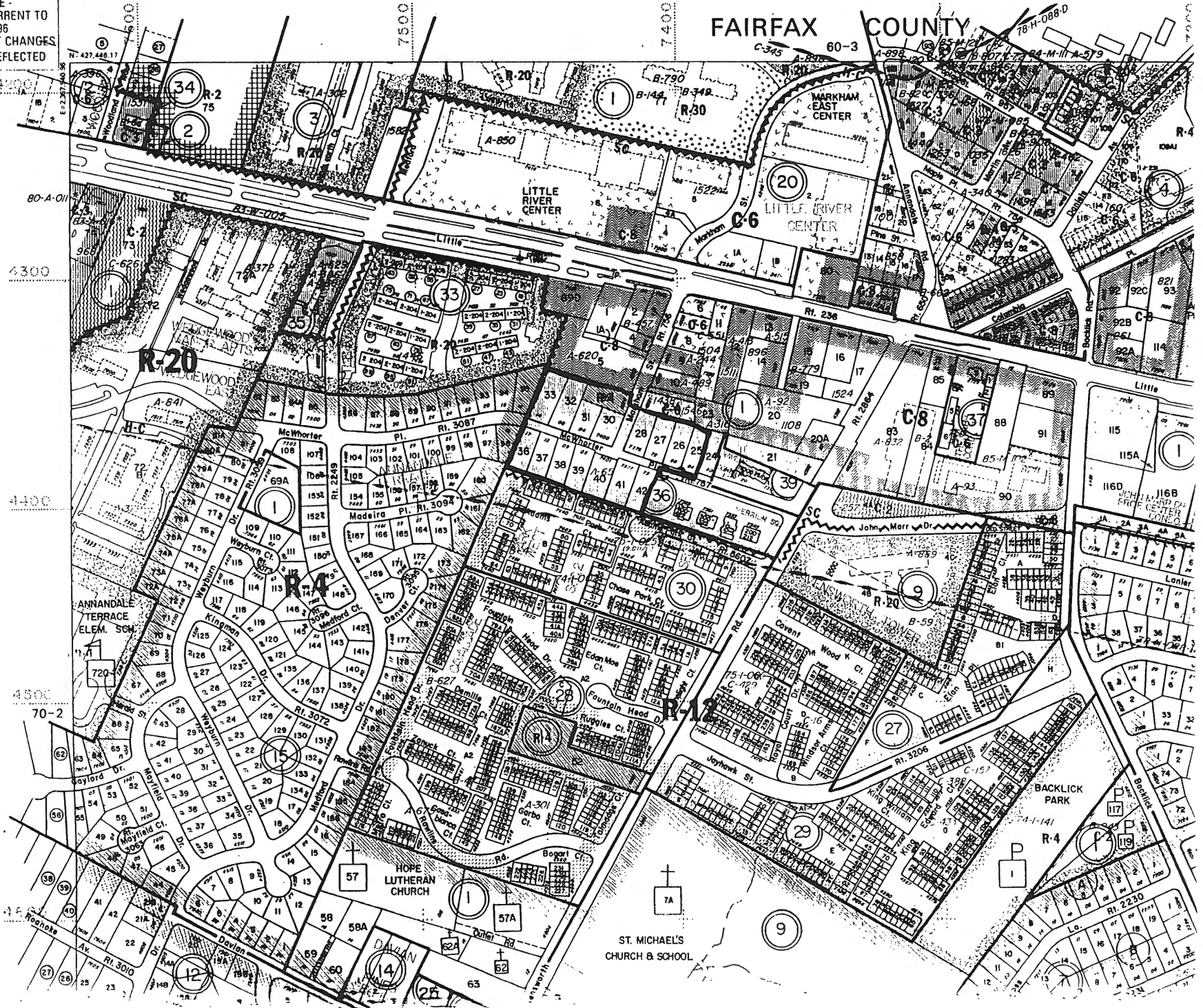
Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

97-I-9A

Page 2 of 5

-NOTE-
ZONING CURRENT TO
1-8-96
SUBSEQUENT CHANGES
ARE NOT REFLECTED

FAIRFAX COUNTY



AREA I

ITEM #1: Refer to zoning map 71-1: lots 25-42...McWhorter & Markham.

Current Plan: Refer to Comprehensive Plan, Area I, pg 33, Sub-Unit B-1.

"Townhouse-style office use, up to .50 FAR, is planned for this area. This is intended to create appropriate transitions to the garden apartments and single-family dwellings which are adjacent to the area as well as to firmly establish the boundary of commercial development. To gain these uses and intensities, substantial parcel consolidation is required which assures compatibility among land uses and promotes an integrated design for all parcels in this area. Absent consolidation, the maximum FAR for office development is planned for .25. A .50 FAR is appropriate only if the following conditions are met:

- o Provision of an integrated, well-designed project incorporating appropriate buffers and screening between residential and commercial uses, including an open space buffer towards the single-family neighborhood to the west. Development should be oriented on the site to compliment the planned development of the remainder of the quadrant; and
- o Office development to maintain a residential appearance, heights not to exceed 40 feet and provision of parking lot landscaping."

Proposed Plan: "Townhouse-style office use.....
oparking lot landscaping."

A desirable alternative to the currently planned "townhouse office use" at a FAR of .50 is to encourage the redevelopment of the formerly single family structures on lots 24 through 42 to residential once again. Residential uses between at appropriate densities provides for a transition of the uses between the residential neighborhoods to the south and the intense commercial uses of C-6 and C-8 to the north.

Bringing in high quality residential in keeping with the revitalization efforts now underway will support the urban character of central Annandale and is a highly desirable use of this quadrant.

This residential alternative may be a two levels of density. If conventional townhouse development is contemplated, an initial density should be at 12-16 units per acre, single family in concept and subject to the following requirements:

97-I-9A

Page 4 of 5

conventional front loaded unit with a mix of garage and surface parking.

2) Architecturally, the units should be comparable with the surrounding residential areas and incorporate a majority (70%) of the elevations in a mix of brick, or other hard material, with limited use of siding in front and rear.

3) The overall design of the project.....

(A) must be comparable with the Annandale revitalization guidelines.

(B) must consolidate the majority (85%) of the parcels from the Markham and McWhorter intersection west. East of Markham, it must consolidate all of the parcels on either the northern or southern side of McWhorter.

(C) must be well integrated and provide for non-vehicle access to the Annandale downtown.

(D) may be flexible with its approach to buffering and screening because as a residential use it is comparable with the residential neighborhoods, however, where it is adjacent to office uses the project design shall create appropriate architectural buffers.

(E) may include those portions of McWhorter (and density credit) which may logically be assimilated into a project design.

However, a higher density may be appropriate with designs incorporating more urban approaches such as plaza townhouse structures. Such designs must incorporate a majority of parking either underground or in the townhouses and have decked over travel ways between townhouse blocks. Conceptually, this approach has a parking structure character with the areas above utilized as residential plazas. Such densities may go to 18-20 dwellings per acre. In the case of such urban density approaches, the design of the project must incorporate conditions #2 and #3 above and the following:

4) The townhouse units must be single structure and not stacked. These units are to remain single family in character and not condominium or apartments in character.

5) The parking for the townhouse units must be within the parking structure except for the occasional unit which might have a combination of garage and surface parking.

6) The urban design concept, which is desired and should be achieved is a project where the automobile is hidden and pedestrian plazas take the place of travelways between buildings.

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STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-II-1F

NOMINATOR: Richard L. Labbe, President, Eastwood Properties, Inc.

ACREAGE: 6.80 acres

TAX MAP I.D. NUMBER: 57-1 ((1)) 3, 4, 5, 6, and 7

GENERAL LOCATION: Rust Street at Pumpkin Place, adjacent to the City of Fairfax boundary.

PLANNING AREA: Area II
District: Fairfax
Sector: F7 George Mason
Special Area: Fairfax Center Area, Sub-Unit V2 (western portion of the subject property)

ADOPTED PLAN MAP: Residential use at 2-3 dwelling units per acre (du/ac); Fairfax Center Area, residential use at 1 du/ac (baseline), 2 du/ac (intermediate), and 3 du/ac (overlay)

ADOPTED PLAN RECOMMENDATION: Infill development should be compatible with existing development in terms of use, type, and intensity.

PROPOSED PLAN AMENDMENT: Residential use at 8-12 du/ac

CRITICAL ISSUES:

- Compatibility with adjacent residential uses in the City of Fairfax
- Vehicular traffic generated by proposed higher density development
- Buffering and screening
- Preservation of mature trees and other plant materials

SUMMARY OF STAFF RECOMMENDATION:

_____ Approve Nomination as submitted
_____ Approve Staff Alternative
 X Retain Adopted Plan

The proposed density is not compatible with adjacent residential development in the City of Fairfax.

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS.

[illegible]

PREPARED BY THE OFFICE OF COMPREHENSIVE PLANNING



CONTEXT

General Location

The subject property is west of Rust Street¹ at its intersection with Pumpkin Place, adjacent to the City of Fairfax boundary.

Planned and Existing Land Use and Zoning

Subject Property: The subject property consists of five wooded parcels [Tax Map 57-1 ((1)) 3, 4, 5, 6, and 7] totaling approximately 6.8 acres. The portion of the subject property located within the Fairfax Center Area is considered as a suburban neighborhood and planned for residential use at the baseline level of 1 dwelling unit per acre (du/ac), the intermediate level of 2 du/ac, and the overlay level of 3 du/ac. The portion located outside the Fairfax Center Area is planned for 2-3 du/ac. The entire property is zoned R-1. There are three single family detached residences located on the subject property with one (on parcel 5) being used for office space for a plumbing contracting firm. Parcel 6 is used by this firm for parking and outdoor storage of pipe and other building materials.

Adjacent Area

North: Between Lee Highway and the subject property is the new, 100,000 square foot Caldor Discount Department Store on land zoned C-8.

East: The area across Rust Street, the Westmore Knolls subdivision in the City of Fairfax, is developed and planned for residential use at 2-3 du/ac.

South: This area is wooded, undeveloped, and owned by the Fairfax County Park Authority. It is zoned R-1. Private open space is to the southeast. This is part of the Fairfax Villa subdivision which is developed and planned for residential use at 2-3 du/ac and zoned R-3.

West: This area is zoned R-MHP and is planned for and developed as a mobile home park, the Waples Mobile Home Estates.

PLANNING HISTORY SINCE JANUARY 1994

No changes were proposed for this area in the 1994 Area Plans Review process or as an Out-of-Turn

¹ Properties within the County use Rust Street as an official address while those within Fairfax City use Rust Road.

Plan Amendment since January 1, 1994.

CURRENT COMPREHENSIVE PLAN RECOMMENDATION

The adopted Comprehensive Plan Map shows the eastern portion of the subject property as planned for residential use at 2-3 du/ac and the western portion as being located in the Fairfax Center Area where planned density is described in the text.

Page 80, Area II volume of the Comprehensive Plan, as amended through June 26, 1995, F7 Mason Community Planning Sector, Recommendations, Land Use:

“The George Mason sector has a few stable residential neighborhoods. Infill development in these neighborhoods should be compatible with existing development in the vicinity in terms of use, type, and intensity, in accordance with the guidance provided by the Policy Plan in Land Use Objectives 8 and 14.”

Page 299, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Fairfax Center Area, Land Unit V, Land Use Summary Chart:

The Land Unit V Land Use Summary Chart shows that the subject property is located in Sub-Area V2 and is planned for residential use at 1 du/ac at the baseline level, 2 du/ac at the intermediate level, and 3 du/ac at the overlay level.

The Comprehensive Plan Map shows the eastern portion of the subject property as planned for residential use at 2-3 du/ac and the western portion as being within the Fairfax Center Area, planned 1 du/ac at the baseline level and 3 du/ac at the overlay level.

PROPOSED PLAN AMENDMENT

The nomination requests increasing the planned residential density on the subject property to 8-12 du/ac. The intent of this nomination is to enable consolidation of the parcels on the property to develop single-family attached residential units.

CRITICAL ISSUES

- Compatibility with adjacent residential uses in the City of Fairfax
- Vehicular traffic generated by proposed higher density development
- Buffering and screening
- Preservation of mature trees and other plant materials on the subject property

ANALYSIS

Comprehensive Plan guidance for the subject property is general but recommends that any infill development in the area should be “compatible with existing development in the vicinity.” The recent

development of the Caldor Discount Department Store and the reconfiguration of Rust Street at Lee Highway have changed the character of the approach to the subject property. However, a landscape buffer adjacent to the store and a well landscaped, single-family detached residential neighborhood to the east of Rust Street, in the City of Fairfax, establishes a low-density residential character adjacent to the subject property along Rust Street. The Waples Mobile Home Park, to the west, does not affect this dominant visual and single-family character of this area since the mobile home park does not face the subject property, is well screened at its periphery, and has no direct access to Rust Street other than through the Caldor parking lot.

Because of this visual and physical association with Rust Street and the single-family residential neighborhood to the east, an increased density to allow as many as 81 townhouse units² as proposed would not be the type of compatible infill development called for in the Plan.

The transportation impacts of this nomination are substantial because of increased traffic volumes and potential site access problems. A preliminary review of the proposed change indicates that peak hour traffic volumes would more than double even though the total numbers may remain relatively small. However, daily volume would increase by nearly 500 vehicles (from 190 to 680 per day) over currently planned development. Another area of concern is that access to the subject property is by way of Rust Street which is a sub-standard, two-lane facility with a narrow pavement and no shoulders. The only other access is through adjacent City of Fairfax neighborhoods where streets are similarly narrow and one-way in some areas.

RECOMMENDATION

Based on the above analysis, staff recommends that the nomination be denied.

² Calculation: 6.8 acres x 12 du/ac = 81 du

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FOR STAFF USE ONLY

Supervisor District: BRADDOCK

Date Received/Number: 3-7-97 SRH

APR Number 97-II-1F

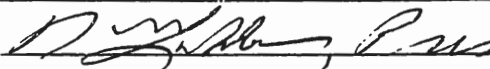
**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: EASTWOOD PROPERTIES, INC. Daytime Phone: (703) 691-1700

Address: 2222 Cedar Mill Court
Vienna, Virginia 22182

Signature of Nominator/Agent:  Richard L. Labbe, Pres.
Eastwood Properties Inc

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: (See Attached).

Address: _____

Postmarked Certified Mail Receipt Number(s): Neighborhood Consolidation-See Attached
If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): Braddock

Street address of nomination: 4200, 4210, 4220, 4224, 4228 Rust Street, Fairfax, VA
22030

Tax map identification and parcel number(s): 57-1-01-3,4,5,6,&7

Total number of parcels: 5

Total acreage/square feet of nomination: 6.76 acres 6.9043 ACRES

Neighborhood Consolidation Proposal: X (Yes) _____ (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

Continued on following page

11

Section 4. EXISTING USE

PARCEL 57-1(1))5 = BL=1, OL=3
PARCELS 57-1(1))3,4,6,7 = BL=1, OL=3 +
2-3 DU/AC

Current Comprehensive Plan designation: 2-3 RES Units/Acre

Current Zoning Designation: R-1

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: 8 to 12 RES Units/Acre

Section 6. MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): N/A

Current Comprehensive Plan designation: _____

Proposed Plan designation: _____

Specify distance or length of proposal (in feet or miles): _____

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): _____

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: See Attached

- ☒ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

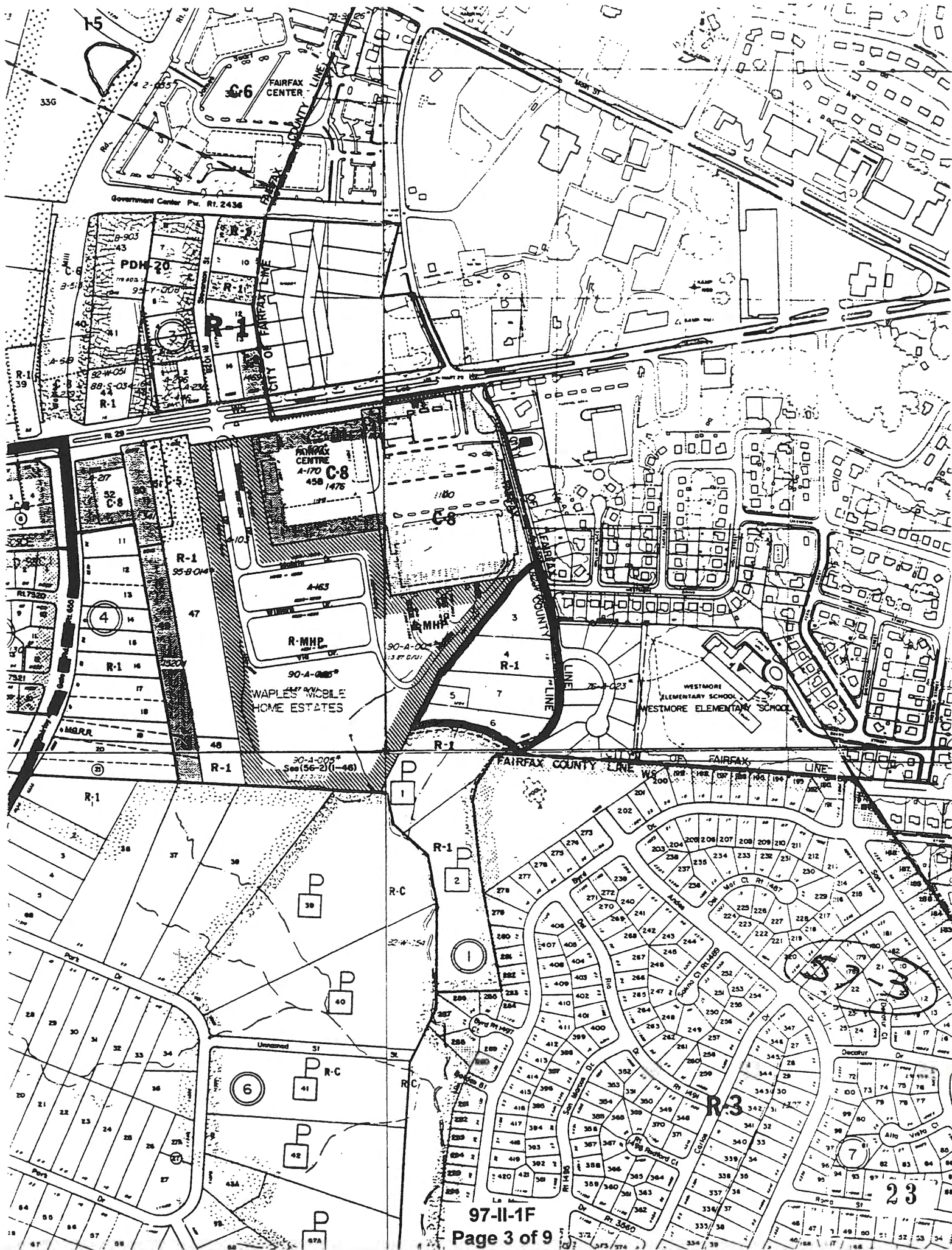
Explanation: See Attached

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

N/A

All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505



ATTACHMENT #1

District: Braddock
Total Number of Parcels: 5
Total Acreage: 6.763 acres
Total number of owners: 4
Neighborhood Consolidation: 100%

<u>Street Address</u>	<u>Tax Map ID#</u>	<u>Lot Size</u>	<u>Owner and Address</u>
4200 Rust Street	57-1-01-3	1.3848 AC	Jerome M. Wolgin D. Mezzie Wolgin 4200 Rust Street Fairfax, Virginia 22030
4210 Rust Street	57-1-01-4	2.00 AC	R. Lester Cornell Julia M. Cornell c/o Mrs. Frances Callahan 12518 Braddock Road Fairfax, Virginia 22030
4224 Rust Street	57-1-01-5	0.3339 AC	E & K Company P.O. Box 3217 Fairfax, Virginia 22038
4228 Rust Street	57-1-01-6	1.3384 AC	E & K Company P.O. Box 3217 Fairfax, Virginia 22038
4220 Rust Street	57-1-01-7	1.706 AC	Larry B. Stone Carol E. Marsh 4220 Rust Street Fairfax, Virginia 22030

STATEMENT OF JUSTIFICATION

The subject parcels (The "Property") for decades were part of an appropriately designated quiet end-of-street low density low intensity residential use. Almost overnight, however, that use became dramatically impacted by a change to its nearest neighbor. An unassuming 40-acre mobile home community was transformed into a multi-acre retail center. The zoning was changed to C-8, Fairfax County's highest commercial designation, with a more densely populated mobile home park being shifted to the rear of the center. The center's largest store, a national chain occupying over 100,000 square feet of space, runs along the western border of Rust Road, the Property's direct access. To the east and north of Rust Road is a bus depot and gasoline service station. The entrance to the Property itself begins at a point just beyond the backside of the anchor store. The westerly side of the Property is the property line to the C-8 and R-MHP (mobile home park) zonings.

For this and for other reasons, it is felt that there is sufficient justification to review the current and proposed uses of this property. It appears this Property would best be served under a residential townhouse designation of 8 to 12 units per acre. Land planning encourages normal tapering down of development intensity. This certainly would apply here. Also, townhouse zoning would allow greater flexibility for proper buffering and screening and with good site planning, for better open space utilization. Your consideration is appreciated.

Affected Parcels: Tax Map 57-1-01-3,4,5,6, and 7

Signed:

FOR 8 TO 12 RES UNITS / ACRE

Lot Size

Date 3/3/97
Date 3/4/97

1.3848 AC

Date _____
Date _____

2.00 AC

Date _____
Date _____

0.3339 AC

Date _____
Date _____

1.3384 AC

Date _____
Date _____

1.706 AC

PETITION OF SUPPORT FOR RUST STREET CONSOLIDATION

Affected Parcels: Tax Map 57-1-01-3,4,5,6, and 7

To: The Planning Commission
Office of Comprehensive Planning
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

We, the owners of the affected properties that are the subject of this Comprehensive Plan Amendment application, fully support this application as submitted by Eastwood Properties, Inc., and respectfully request your review toward satisfactory approval.

Signed:

FOR 8 TO 12 RES UNITS / AGREE

<u>Owner and Address</u>	<u>Street Address</u>	<u>Tax Map ID#</u>	<u>Lot Size</u>
Jerome M. Wolgin _____ Date _____ D. Mezzie Wolgin _____ Date _____ 4200 Rust Street Fairfax, Virginia 22030	4200 Rust Street	57-1-01-3	1.3848 AC
R. Lester Cornell <i>R. Lester Cornell</i> _____ Date _____ Julia M. Cornell <i>Julia M. Cornell</i> _____ Date _____ c/o Mrs. Frances Callahan 12518 Braddock Road Fairfax, Virginia 22030	4210 Rust Street	57-1-01-4	2.00 AC
E & K Company _____ Date _____ P.O. Box 3217 _____ Date _____ Fairfax, Virginia 22038	4224 Rust Street	57-1-01-5	0.3339 AC
E & K Company _____ Date _____ P.O. Box 3217 _____ Date _____ Fairfax, Virginia 22038	4228 Rust Street	57-1-01-6	1.3384 AC
Larry B. Stone _____ Date _____ Carol E. Marsh _____ Date _____ 4220 Rust Street Fairfax, Virginia 22030	4220 Rust Street	57-1-01-7	1.706 AC

PETITION OF SUPPORT FOR RUST STREET CONSOLIDATION

Affected Parcels: Tax Map 57-1-01-3,4,5,6, and 7

To: The Planning Commission
Office of Comprehensive Planning
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

We, the owners of the affected properties that are the subject of this Comprehensive Plan Amendment application, fully support this application as submitted by Eastwood Properties, Inc., and respectfully request your review toward satisfactory approval.

Signed:

LS/CEM *FOR 8 TO 12 RES UNITS / ACRES*

<u>Owner and Address</u>	<u>Street Address</u>	<u>Tax Map ID#</u>	<u>Lot Size</u>
Jerome M. Wolgin _____ Date _____ D. Mezzie Wolgin _____ Date _____ 4200 Rust Street Fairfax, Virginia 22030	4200 Rust Street	57-1-01-3	1.3848 AC
R. Lester Cornell _____ Date _____ Julia M. Cornell _____ Date _____ c/o Mrs. Frances Callahan 12518 Braddock Road Fairfax, Virginia 22030	4210 Rust Street	57-1-01-4	2.00 AC
E & K Company _____ Date _____ P.O. Box 3217 _____ Date _____ Fairfax, Virginia 22038	4224 Rust Street	57-1-01-5	0.3339 AC
E & K Company _____ Date _____ P.O. Box 3217 _____ Date _____ Fairfax, Virginia 22038	4228 Rust Street	57-1-01-6	1.3384 AC
Larry B. Stone _____ Date <u>3-3-97</u> Carol E. Marsh <i>Carol E. Marsh</i> _____ Date <u>3-6-97</u> 4220 Rust Street Fairfax, Virginia 22030	4220 Rust Street	57-1-01-7	1.706 AC

March 4, 1997

E & K Company
P.O. Box 3217
Fairfax, Virginia 22030

E & K Company
4228 Rust Street
Fairfax, Virginia 22030

Dear Sirs:

This letter is to notify you, as owner of the property located in the Braddock District at 4228 Rust Street, Fairfax, VA 22030, Tax Map 57-1-01-5, that I will be nominating your property in the near future to the Fairfax County Planning Commission for a possible amendment to the Comprehensive Plan.

The purpose of the proposed amendment is to change the current Plan designation of residential use at 2 to 3 dwelling units per acre to 8 to 12 dwelling units per acre.

Any comments or questions you may have should be directed to me at (703) 691-1700 or in writing to the Planning Commission Office, 12000 Government Center Pkwy, Suite 330, Fairfax, VA 22035.

Sincerely,

Richard L. Labbe
President
Eastwood Properties, Inc.

RLL/fjk

Is your RETURN ADDRESS completed on the reverse side?

SENDER:

- Complete items 1 and/or 2 for additional services.
- Complete items 3, 4a, and 4b.
- Print your name and address on the reverse of this form card to you.
- Attach this form to the front of the mailpiece, or on the back if permitted.
- Write "Return Receipt Requested" on the mailpiece below.
- The Return Receipt will show to whom the article was delivered.

3. Article Addressed to:

E & K Company
4228 Rust Street
Fairfax, Virginia 22030

5. Received By: (Print Name)

6. Signature: (Addressee or Agent)

X

PS Form 3811, December 1994

PS Form 3800, March 1993

Z 191 016 764	
Receipt for Certified Mail	
No Insurance Coverage Provided Do not use for International Mail (See Reverse)	
Sent to	E & K Company
Street and No.	4228 Rust Street
P.O., State and ZIP Code	Fairfax, VA 22030
Postage	\$.32
Certified Fee	1.10
Special Delivery Fee	
Restricted Delivery Fee	
Return Receipt Showing to Whom & Date Delivered	
Return Receipt Showing to Whom, Date, and Addressee's Address	
TOTAL Postage & Fees	\$9.52
Postmark or Date	

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STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-II-3F

NOMINATOR: Arthur L. Walters, Trustee

ACREAGE: 2.06 acres

TAX MAP I.D. NUMBER: 58-4 ((1)) 38A

GENERAL LOCATION: On the south side of Weirich Road at its intersection with Goss Road

PLANNING AREA: Area II
District: Fairfax
Sector: F1 Braddock
Special Area: N/A

ADOPTED PLAN MAP: Residential use at 1-2 dwelling units per acre (du/ac)

ADOPTED PLAN RECOMMENDATION: No site-specific land use guidance is given. General guidance for this Planning Sector indicates that infill development should be compatible in terms of use, type, and intensity.

PROPOSED PLAN AMENDMENT: Residential use at 2-3 du/ac

CRITICAL ISSUES:

- Compatibility with adjacent residential development
- Preservation of mature trees and other plant materials

SUMMARY OF STAFF RECOMMENDATION:

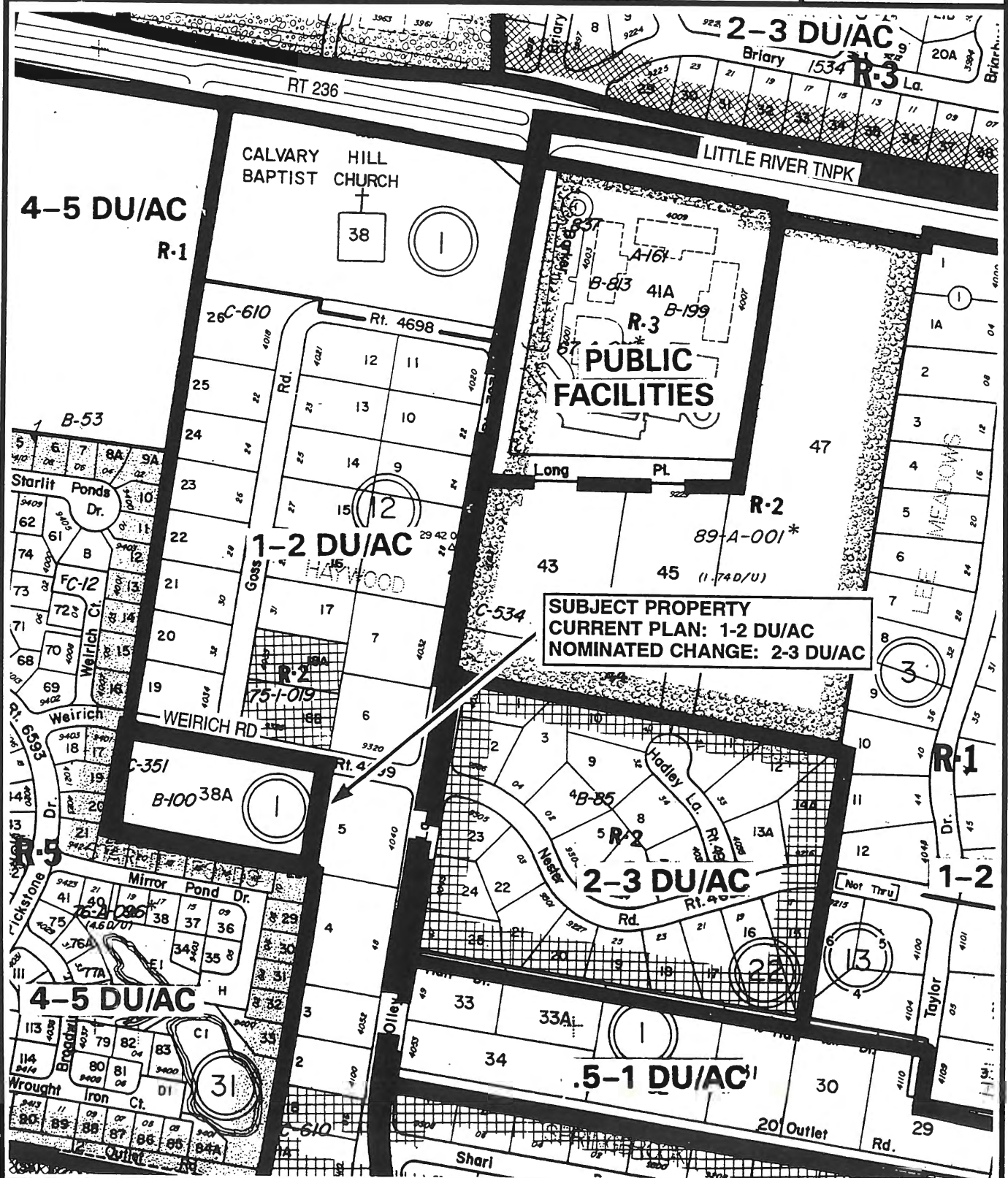
☐ Approve Nomination as submitted
☐ Approve Staff Alternative
☒ Retain Adopted Plan

The proposed density is not compatible with adjacent residential development to the north and east.

CURRENT PLAN AND NOMINATED PLAN CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS.

APR ITEM #
97-II-3F
BRADDOCK



300 FEET

PREPARED BY THE OFFICE OF COMPREHENSIVE PLANNING



CONTEXT

General Location

The subject property is located on the south side of Weirich Road at the intersection of Weirich and Goss Roads.

Planned and Existing Land Use and Zoning

Subject Property: The subject property consists of one undeveloped parcel [Tax Map 58-4 ((1)) 38A] planned for residential use at 1-2 du/ac and zoned R-1. This 2.06 acre parcel has approximately 425 feet of frontage on Weirich Road and is densely wooded.

Adjacent Area

North and East: The area is the Haywood subdivision which consists of one-half to one-acre lots (100 to 200 feet wide) fronting on Goss Road and Olley Lane that are planned and developed for residential use at 1-2 du/ac and zoned R-1. The two parcels immediately north of the subject property are zoned R-2 with the southernmost of these fronting on Weirich Road. The residence to the east is oriented toward the corner of Weirich Road and Olley Lane.

South and West: Along Olley Lane, the area is planned and developed at 1-2 du/ac with large lots (up to 200 feet wide) fronting on Olley Lane. The Starlit Ponds subdivision is directly south and west of the subject property and is planned and developed at 4-5 du/ac and zoned R-5. This area is internally oriented with nine lots backing onto the subject property. A tenth lot is adjacent to the subject property and fronts on Weirich Road.

PLANNING HISTORY SINCE JANUARY 1994

No changes were proposed for this area in the 1994 Area Plans Review process or as an Out-of-Turn Plan Amendment since January 1, 1994.

CURRENT COMPREHENSIVE PLAN RECOMMENDATION

There is no specific recommendation for the subject property in the Comprehensive Plan. General recommendations for the F1 Braddock Community Planning Sector are found on page 39, Area II volume of the Comprehensive Plan, as amended through June 26, 1995, Recommendations, Land Use:

“The Braddock sector is largely developed with stable residential neighborhoods. Infill development in these neighborhoods should be compatible with existing development in the

vicinity in terms of use, type, and intensity, in accordance with guidance provided by the Policy Plan under Land Use Objectives 8 and 14.”

The Comprehensive Plan Map shows the area as planned for residential use at 1-2 du/ac.

PROPOSED PLAN AMENDMENT

The nomination proposes increasing the residential density on the subject property from 1-2 to 2-3 du/ac.

CRITICAL ISSUES

- Compatibility with adjacent residential development to the north and east
- Preservation of trees and other plant materials on the subject property

ANALYSIS

The Comprehensive Plan recommends residential use at 1-2 du/ac for the subject property, and the Haywood subdivision to the north and east. While the Starlit Pond subdivision, to the west and south, is planned for residential use at a higher density of 4-5 du/ac, the subject property fronts on Weirich Road and is visually and physically oriented to the Haywood subdivision to the north and east. Because of this visual and physical association with the lower density Haywood subdivision, the proposed increase in density on such a small parcel would not be “compatible with existing development in the vicinity” as called for in the Plan nor would this meet the recommendations for compatibility as called for in either Objective 8, Policy b, or Objective 14, Policy b, of the Policy Plan.

If developed in accordance with current Plan guidance, the subject property could accommodate up to four lots with approximately 100-foot widths fronting on Weirich Road. If the higher density of 2-3 du/ac is adopted, five or six approximately 70- to 85-foot lots could result. While one or two additional dwelling units would not significantly increase vehicular trip generation in the neighborhood, the resulting lots would be notably narrower than the average street frontage in the remainder of the Haywood subdivision. Because of this, developing the subject property at the proposed density range could detract from the harmonious and attractive development pattern in the neighborhood and could result in a substantial loss of trees on the subject property.

RECOMMENDATION

Based on the above analysis, staff recommends that the nomination be denied.

FOR STAFF USE ONLY

Supervisor District: BRADDOCK

Date Received/Number: 3-8-97 ARH

APR Number 97-II-3F

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Arthur L. Walters, Trustee * Daytime Phone: 527-5200

Address: 4141 N. Henderson Road, Suite 8, Arlington, Virginia 22203

* Walters Family Living Trust

Signature of Nominator/Agent: _____

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: _____

Address: _____

Postmarked Certified Mail Receipt Number(s): _____

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): Braddock District, Sharon Bulova, Supervisor

Street address of nomination: 4051 Weirich Road

Fairfax, Virginia 22032

Tax map identification and parcel number(s): 58-4-((1))-38A

Total number of parcels: One

Total acreage/square feet of nomination: 2.061 Acres

Neighborhood Consolidation Proposal: _____ (Yes) - X (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

Continued on following page

11

Section 4. EXISTING USE

Current Comprehensive Plan designation: 1-2 DU/AC

Current Zoning Designation: R-1

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: 2-3 DU/AC

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): N/A

Current Comprehensive Plan designation: N/A

Proposed Plan designation: N/A

Specify distance or length of proposal (in feet or miles): N/A

List relevant streets or landmarks: N/A

Specify beginning and end points (trails items): N/A

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: SEE ATTACHMENT

- ☒ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

Explanation: SEE ATTACHMENT

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

N/A

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

97-II-3F

Page 2 of 5

Arthur L. Walters, Trustee
4051 Weirich Road
Fairfax, Virginia 22032
Tax Map # 58-4-((1))-38A

JUSTIFICATION FOR NOMINATION

The owner hereby requests a modification to the Comprehensive Plan for the property from 1-2 DU/AC to 2-3 DU/AC. This change will permit re-zoning from the present R-1 to R-3 and allow the construction of five single family homes on lots not less than 85 feet wide.

The subject property is located in the F1 BRADDOCK COMMUNITY PLANNING SECTOR on the southern side of Weirich Road, at the intersection of Weirich Road and Goss Road. The sector contains stable residential development at a density of approximately 2-3 dwelling units per acre¹. The Concept for Future Development recommends that the entire sector be identified as a Suburban Neighborhood.

The Fairfax County Comprehensive Plan recommends that "...infill development in these neighborhoods should be compatible with the existing development in the vicinity in terms of use, type and intensity...." No specific recommendation is presently contained in the Comprehensive Plan for the property.

The subject property encompasses 2.061 acres of undeveloped land and is planned for 1-2 dwelling units per acre. The property is adjoined on the south and west by Starlit Ponds Subdivision. Starlit Ponds is presently planned (and fully developed) for 4-5 dwelling units per acre. The present zoning classification of Starlit Ponds is R-5. The property on the north and east is presently planned (and fully developed) for 1-2 dwelling units per acre. The zoning of those adjoining properties on the north and east is R-1 and R-2. A 15-acre tract located just north and west of the property between

¹ Fairfax County Comprehensive Plan, F1 Braddock Community Planning Sector.

Route 236, Pickett Road, Starlit Ponds Subdivision, Haywood Subdivision and Calvary Hill Baptist Church is planned for residential development at 4-5 dwelling units per acre (RECOMMENDATIONS, Land Use, 2.).

As it now exists, the subject property acts as a *de facto* transitional zone between the higher density development of the Starlit Ponds Subdivision (4-5 DU/AC) and the older established subdivisions to the east and north (1-2 DU/AC). The property should continue to function as a transitional zone between those two separate neighborhoods. The owner is requesting an intermediate designation of 2-3 dwelling units per acre. This change to the Comprehensive Plan would ensure that the subject property would continue to function as a transitional zone. It would also partially correct an oversight in the Comprehensive Plan by establishing under the Comprehensive Plan a *de jure* transitional zone. At the present time the adjoining neighborhoods change from R-1 and R-2 to the higher density R-5 without any planned transitional zone(s). The proposed change from 1-2 DU/AC to 2-3 DU/AC is appropriate and justified.

Due to the small size of the property, the modest change in density, and its location directly adjoining Weirich Road and close to Olley Lane and Little River Turnpike, no significant impact to local traffic and utilities is anticipated. Vehicular access would be via Olley Lane (designated as a Collector Local - Figure 14, Page 43). All utilities are present and have adequate capacity.

In conclusion, the proposed change to the Comprehensive Plan (1) would preserve the SECTOR character, (2) is in keeping with the CONCEPT FOR FUTURE DEVELOPMENT, (3) is "compatible with the existing development in the vicinity in terms of use, type and intensity", and (4) would correct an oversight in the present Comprehensive Plan.



97-II-3F

EXHIBIT A

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STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-II-10F

NOMINATOR: Robert L. Robbins, by Robert A. Lawrence, Esq.

ACREAGE: 4.28 acres

TAX MAP I.D. NUMBER: 68-2 ((1)) 24 and 25

GENERAL LOCATION: Northeast quadrant of the intersection of Roberts and Braddock Roads

PLANNING AREA: Area II
District: Fairfax
Sector: F1 Braddock
Special Area: N/A

ADOPTED PLAN MAP: Residential use at 1-2 dwelling units per acre (du/ac)

ADOPTED PLAN RECOMMENDATION: Residential use at 1-2 du/ac with an option for 2-3 du/ac if fully consolidated with adjacent parcels [68-2 ((1)) 21A-25] to the north

PROPOSED PLAN AMENDMENT: Adds an option for residential use at 2-3 du/ac with consolidation of subject parcels only

CRITICAL ISSUES:

- Vehicular access to the subject property from Roberts Road
- Vehicular and pedestrian access from Roberts Road to University Park
- Preservation of mature trees and other plant materials

SUMMARY OF STAFF RECOMMENDATION:

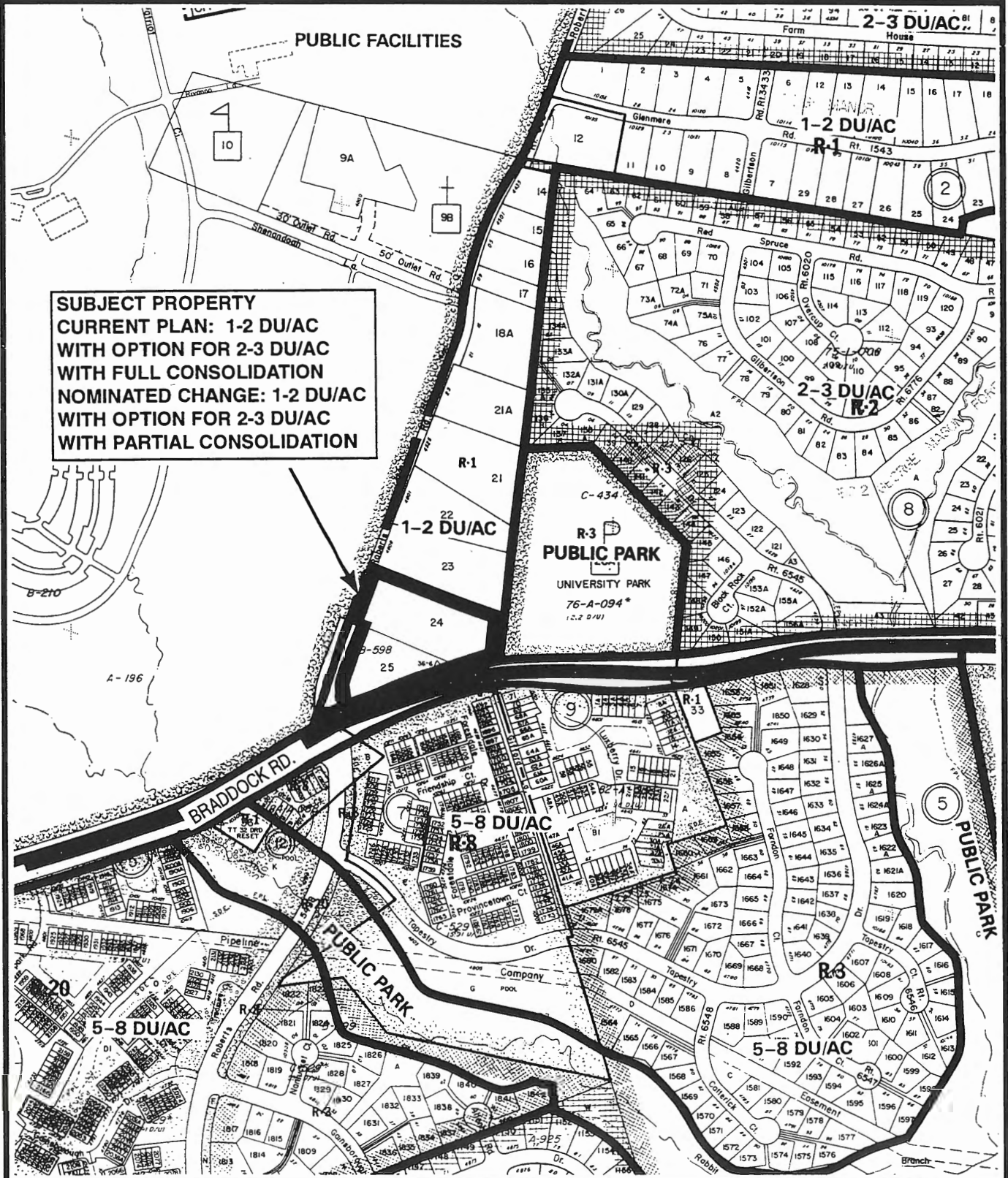
☐ Approve Nomination as submitted
☐ Approve Staff Alternative
☒ Retain Adopted Plan

Vehicular access conflicts at the intersection of Braddock and Roberts Roads and the need for vehicular and pedestrian access to University Park are not resolved. Further, broader issues concerning the surrounding area have emerged during the review of this nomination and suggest that the Plan should not be considered for amendment until these are evaluated.

CURRENT PLAN AND NOMINATED PLAN CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS.

APR ITEM #
97-II-10F
BRADDOCK



CONTEXT

General Location

The subject property is in the northeast quadrant of the intersection of Roberts and Braddock Roads east of the George Mason University campus.

Planned and Existing Land Use and Zoning

Subject Property: The subject property consists of two parcels [Tax Map 68-2 ((1)) 24 and 25] zoned R-1 and planned for residential use at 1-2 du/ac, with an option for 2-3 du/ac. Parcel 25, at the intersection, is undeveloped while a single-family detached residence is on parcel 24. Both parcels are wooded.

Adjacent Area

North: The area consists of large, wooded lots fronting on Roberts Road that are zoned R-1 and planned for residential use at 1-2 du/ac, with an option for 2-3 du/ac. The two parcels immediately north of the subject property are owned by the Baptist Campus Ministry in Northern Virginia which occupies the single-family residence located on these lots. Farther north are two single-family residences and the new Catholic Campus Ministries complex.

East: University Park (9.7 acres) is adjacent to the subject property. This densely wooded community park currently serves as a recreational planning laboratory under an agreement between the Fairfax County Park Authority and George Mason University. The area east of the park (George Mason Forest subdivision) is planned and developed for residential use at 2-3 du/ac. A portions of this area is zoned R-2 and the remainder R-3.

South: The area across Braddock Road is planned and developed for residential use at 5-8 du/ac and zoned R-8. There is a dense, wooded buffer between Braddock Road and this development.

West: The area across Roberts Road is part of the George Mason University campus and is planned for public facility use. The area adjacent to Roberts Road is heavily wooded and serves as a buffer between University dormitories and Roberts Road. A parking lot in this area is used for outdoor storage of University owned boats.

PLANNING HISTORY SINCE JANUARY 1994

During the 1994 Area Plans Review, this property was the subject of a plan amendment (94-II-8F) adopted by the Board of Supervisors on November 22, 1994. This amendment resulted in the Plan language cited below.

CURRENT COMPREHENSIVE PLAN RECOMMENDATION

Page 39, Area II volume of the Comprehensive Plan, as amended through June 26, 1995, F1 Braddock Community Planning Sector, Recommendations, Land Use:

“Land in the northeast quadrant of the intersection of Roberts Road and Braddock Road south of the Catholic Campus Ministry [Tax Map 69-2 ((1)) 21A-25] is planned for residential use at 1-2 dwelling units per acre. As an option, residential use at 2-3 dwelling units per acre to be compatible with the George Mason Forest subdivision may be appropriate if the following conditions are met:

- All parcels are consolidated;
- Consolidated access is provided to Roberts Road as far north of the intersection as possible;
- Land is dedicated for the expansion of University Park and consolidated access to the park is provided, including pedestrian access to the park from Roberts Road and vehicular access to the park from Braddock Road . . . ; and
- Density proposed should not necessitate the widening of Roberts Road to a four-lane facility; improvements should be for safety purposes.”

The Comprehensive Plan Map shows the area as planned for residential use at 1-2 du/ac.

PROPOSED PLAN AMENDMENT

The nomination requests adding a second option that would allow consideration of residential use at 2-3 du/ac with consolidation of the two parcels that comprise the subject property. The proposed option does not include any conditions for coordinating access with abutting non-consolidated parcels or providing access to and expansion of University Park.

CRITICAL ISSUES

- Vehicular access to the subject property from Roberts Road as far north of its intersection with Braddock Road as possible.
- Vehicular and pedestrian access from Roberts Road to University Park.
- Preservation of mature trees and other plant materials on the subject property.

ANALYSIS

Current Plan guidance allows consideration of residential use at 2-3 du/ac for the subject property and

the four parcels to the north subject to the conditions outlined above. However, ownership by the Baptist Campus Ministry complex of the two parcels directly north of the subject property may preclude future consolidation of the larger area for residential redevelopment as noted in the Plan.

The visual screening afforded by the wooded areas on both sides of Braddock Road, and on the subject property itself, is an amenity that contributes significantly to the environmental quality of the area. For that reason, preservation of mature trees and dense understory growth on the subject property should be addressed regardless of whether the density is 1-2 or 2-3 du/ac.

If consolidation does not occur, the subject property could develop at up to 2 du/ac which is similar to the George Mason Forest subdivision. The higher density option should only occur if the objectives for coordinated access to the subject property, and access to University Park, are achieved.

Should the two parcels that comprise the subject property be consolidated and developed to the maximum intensity allowed by the requested option, approximately 12 single-family detached residences could be constructed. The transportation impacts of this nomination are substantial because of potential site access problems. A review of the proposed change shows that access to the subject property is limited to Roberts Road at a point which is too close its intersection with Braddock Road.

While it is unlikely that the increased amount of traffic that would be generated by this development would warrant widening Roberts Road, consolidated access to Roberts Road at the greatest distance from Braddock Road remains desirable as would pedestrian and vehicular access to University Park.

During the review of this nomination by the Braddock District APR Task Force, broader issues affecting the surrounding area were discussed including whether or not the area along Roberts Road should be considered for institutional use. As with other areas planned for residential use, various institutional uses can be considered under the special permit provisions of the Zoning Ordinance if they are in harmony with the surrounding area. These broader issues have not been resolved and should be evaluated before the Plan is considered for amendment.

RECOMMENDATION

Based on the above analysis, staff recommends that the nomination be denied and the Plan not be considered for amendment until the broader land use issues relative to the subject property are evaluated.

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FOR STAFF USE ONLY

Supervisor District: Braddock

Date Received/Number: Accepted 4-3-97 (TMD)

APR Number **97-II-10F**

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Robert L. Robbins, by:

Name: Robert A. Lawrence, Esq., Agent Daytime Phone: (703) 641-4284

Address: Hazel & Thomas, P.C., 3110 Fairview Park Drive, Suite 1400

P.O. Box 12001, Falls Church, Virginia 22042

Signature of Nominator/Agent: Robert A. Lawrence

Robert A. Lawrence

Signature of Owner(s) if applicable: Robert L. Robbins

Robert L. Robbins

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: Robert L. Robbins

Address: 4617 Roberts Road, Fairfax, Virginia 22032

Postmarked Certified Mail Receipt Number(s): P 109 703 718

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): Braddock

Street address of nomination: 4617 and 4621 Roberts Road, Fairfax, Virginia 22032

Tax map identification and parcel number(s): 68-2-01-24 and 25

Total number of parcels: 2

Total acreage/square feet of nomination: 4.28 acres

Neighborhood Consolidation Proposal: (Yes) **X** (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see instructions for additional submission requirements.

Continued on following page

11

Section 4. EXISTING USE

Current Comprehensive Plan designation: Residential 1-2 dwelling units per acre with an option for 2-3 dwelling units per acre.

Current Zoning Designation: R-1

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: Provide an option for residential use at a density of 2-3 dwelling units per acre for Tax Map 68-2-01-24 and 25 provided they are consolidated for development. The proposed text changes is specified on Exhibit

"A" attached hereto and made a part hereof.

Section 6. MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8.5 x 11 inches.

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): N/A

Current Comprehensive Plan designation: N/A

Proposed Plan designation: N/A

Specify distance or length of proposal (in feet or miles): N/A

List relevant streets or landmarks: N/A

Specify beginning and end points (trails items): N/A

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: See Statement of Justification attached hereto and made a part hereof

☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

N/A

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

EXHIBIT A

PROPOSED REVISION TO COMPREHENSIVE PLAN F1 BRADDOCK COUNTY PLANNING SECTOR TAX MAP REFERENCE 68-2 ((1)) PARCELS 24 AND 25

Amend Recommendation No. 1 on pages 39-40 to read as follows:

Land in the northeast quadrant of the intersection of Roberts Road and Braddock Road north of the Catholic Campus Ministry (Tax Map 68-2 ((1)) 14 - 17) is planned for residential use at 1-2 dwelling units per acre.

Land in the northeast quadrant of the intersection of Roberts Road and Braddock Road south of the Catholic Campus Ministry (Tax Map 68-2 (91)) 21A - 25) is planned for residential use at 1-2 dwelling units per acre. As an option, residential use at 2-3 dwelling units per acre to be compatible with the George Mason Forest subdivision may be appropriate, if the following conditions are met:

- All parcels are consolidated;
- Consolidated access is provided to Roberts Road as far north of the intersection as possible;
- Land is dedicated for the expansion of University Park and consolidated access to the park is provided, including pedestrian access to the park from Roberts Road and vehicular access to the park from Braddock Road (See Figure 15 Transportation Access Recommendations); and
- Density proposed should not necessitate the widening of Roberts Road to a four-lane facility; improvements required should be for safety purposes.

As a further option, Tax Map 68-2 ((1)) Parcels 24 and 25 may be appropriate for development at a density of 2-3 dwelling units per acre provided these parcels are consolidated for development.

Statement of Justification
Tax Map Parcels 68-2 ((1)) Parcels 24 and 25

The current plan requires consolidation of parcels north of the subject parcels for development at 2-3 dwelling units per acre. This consolidation is no longer viable since Tax Map 68-2 ((1)) Parcels 22 and 23 are now being utilized for the Baptist Campus Ministry in Northern Virginia. The subject parcels are now situated between this non-residential use and Braddock Road. A plan provision allowing for development at 2-3 dwelling units per acre for Tax Map 68-2 ((1)) Parcels 24 and 25 will encourage a consolidated development on this site.

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STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-III-1P

NOMINATOR: Frank Rinaldi

ACREAGE: 2.68 acres

TAX MAP I.D. NUMBER: 68-3 ((1)) 9A, 10A, 11A, 12A

GENERAL LOCATION: East side of Ox Road Between Portsmouth Road and Zion Drive

PLANNING AREA: Area III
District: Pohick
Sector: P2 Main Branch
Special Area: N/A

ADOPTED PLAN MAP: Residential at 1-2 dwelling units per acre (du/ac)

ADOPTED PLAN RECOMMENDATION: Residential at 1-2 du/ac

PROPOSED PLAN AMENDMENT: Residential at 5-8 du/ac

CRITICAL ISSUES:

- Compatibility with adjacent residential development
- Vehicular access to Ox Road

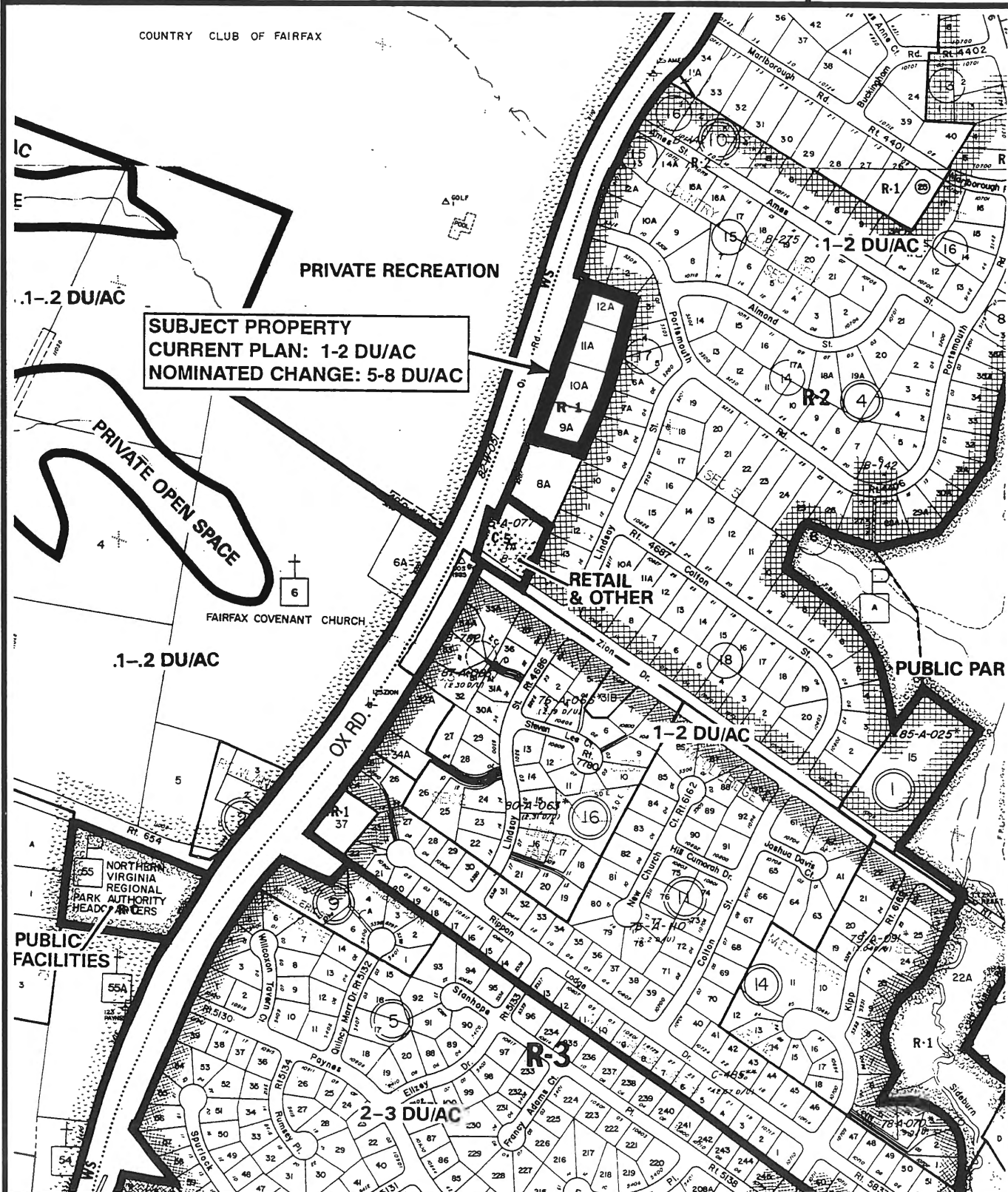
SUMMARY OF STAFF RECOMMENDATION:

☐ Approve Nomination as submitted
☐ Approve Staff Alternative
☒ Retain Adopted Plan

The proposed density is incompatible with adjacent residential development and will exacerbate site access problems.

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS.

APR ITEM #
97-III-1P
BRADDOCK



500 FEET

PREPARED BY THE OFFICE OF COMPREHENSIVE PLANNING



CONTEXT

General Location

The subject property is located on the east side of Ox Road (Route 123) between Portsmouth Road and Zion Drive.

Planned and Existing Land Use and Zoning

Subject Property: The subject property consists of four undeveloped parcels planned for residential use at 1-2 du/ac and zoned R-1. This 2.68 acre property has approximately 600 feet of frontage on Ox Road.

Adjacent Area

North and East: This area is comprised of the Country Club View subdivision which is planned for residential use at 1-2 du/ac, zoned R-2, and developed with newer single-family attached dwellings on 1/2 acre lots.

South: Immediately south of the subject property is one single-family dwelling on a two-acre lot planned for 1-2 du/ac and zoned R-1. Farther south, at the intersection of Ox Road and Zion Drive, is an Exxon gasoline station on land planned for retail use and zoned C-5.

West: The Country Club of Fairfax is directly across Ox Road to the west on land planned for private recreation and zoned R-C.

PLANNING HISTORY SINCE JANUARY 1994

A nomination including the subject property was reviewed as part of the 1994 Area Plans Review Process as item #94-III-2P. This was deferred, then reviewed and adopted by the Board of Supervisors on July 22, 1996, as Out-of-Turn Plan Amendment # 95-9. This amendment provided revised guidance for the subject property and the adjacent parcel to the south and is reflected in the Plan language cited below.

CURRENT COMPREHENSIVE PLAN RECOMMENDATION

Page 348, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Zion Drive/Guinea Road Area:

"Parcels 68-3 ((1)) 8A, 9A, 10A, 11A, and 12A along the east side of Ox Road, north of the intersection with Zion Drive, are planned for residential use at 1-2 dwelling units per acre as shown on the Comprehensive Plan Map. Consolidation of these parcels is encouraged to limit the number

of access points to Ox Road through a service road or common drive. Severe drainage problems exist in the area. Any development should include steps to mitigate existing drainage problems on these properties.”

The Comprehensive Plan Map shows the area as planned for residential use at 1-2 du/ac.

PROPOSED PLAN AMENDMENT

The nomination proposes increasing the residential density on the subject property from 1-2 to 5-8 du/ac.

CRITICAL ISSUES

- Compatibility with adjacent residential development to the east
- Vehicular access to Ox Road

ANALYSIS

The parcels that comprise the subject property were acquired by the nominator from the Virginia Department of Transportation (V-DOT) as “remaindered land” after the right-of-way for Ox Road was widened in the 1980s. Several single-family detached dwellings on the property were razed as part of this widening project and the depth of individual parcels reduced by about one third. As presently planned and without consolidation, development of the property would yield four single-family detached dwellings at a density of 1.5 du/ac, the mid-point of the planned density range. At the high end of the range, with consolidation, five such dwellings could be built. The current Plan recommendation of residential use at a density of 1-2 du/ac is compatible with adjacent development to the north and east of the subject property and nearby residential development to the south, particularly because of the relatively small size of the subject property, 2.68 acres.

Access to the subject property is limited to Ox Road which, in this location, is a four-lane divided facility with no median break. This allows only right-in right-out access to the property. Even with this small number of units, a service road or common driveways that would consolidate access to Ox Road may be required.

The proposed increase in residential density would be incompatible with existing development adjacent to the subject property and would exacerbate site access problems. Both issues are addressed in current Plan guidance for the subject property.

RECOMMENDATION

Based on the above analysis, staff recommends that the nomination be denied.

FOR STAFF USE ONLY

Supervisor District: BRADDOCK

Date Received/Number: 2-20-97/44

APR Number 97-III-1P

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: FRANK RINALDI Daytime Phone: (301) 415 1447

Address: 5506 BEECH RIDGE DRIVE
FAIRFAX, VA 22030

Signature of Nominator/Agent: Frank Rinaldi

Signature of Owner(s) if applicable: Frank Rinaldi - Rosemarie Rinaldi

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: _____

Address: _____

Postmarked Certified Mail Receipt Number(s): _____

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): BRADDOCK DISTRICT

Street address of nomination: LOT Nos. 9A, 10A, 11A, 12A OX ROAD ROUTE 123

Tax map identification and parcel number(s): TAX MAP 68-3 (11) 9A, 10A, 11A, 12A

Total number of parcels: FOUR

Total acreage/square-foot of nomination: 2.68 Acres / 116,740 SQ. FT.

Neighborhood Consolidation Proposal: _____ (Yes) X (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

Continued on following page

Section 4. EXISTING USE

Current Comprehensive Plan designation: Residential, 1-2 Dwelling Units per acre

Current Zoning Designation: R-1

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: Residential, 5-8 Dwelling Units per acre

Section 6. MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): _____

Current Comprehensive Plan designation: _____

Proposed Plan designation: _____

Specify distance or length of proposal (in feet or miles): _____

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): _____

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: See Attached + Justification for Comprehensive
Plan Nomination - PARCELS 9A, 10A, 11A, AND 12A TAX MAP 68-3(11) [5 PAGES]

- ☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

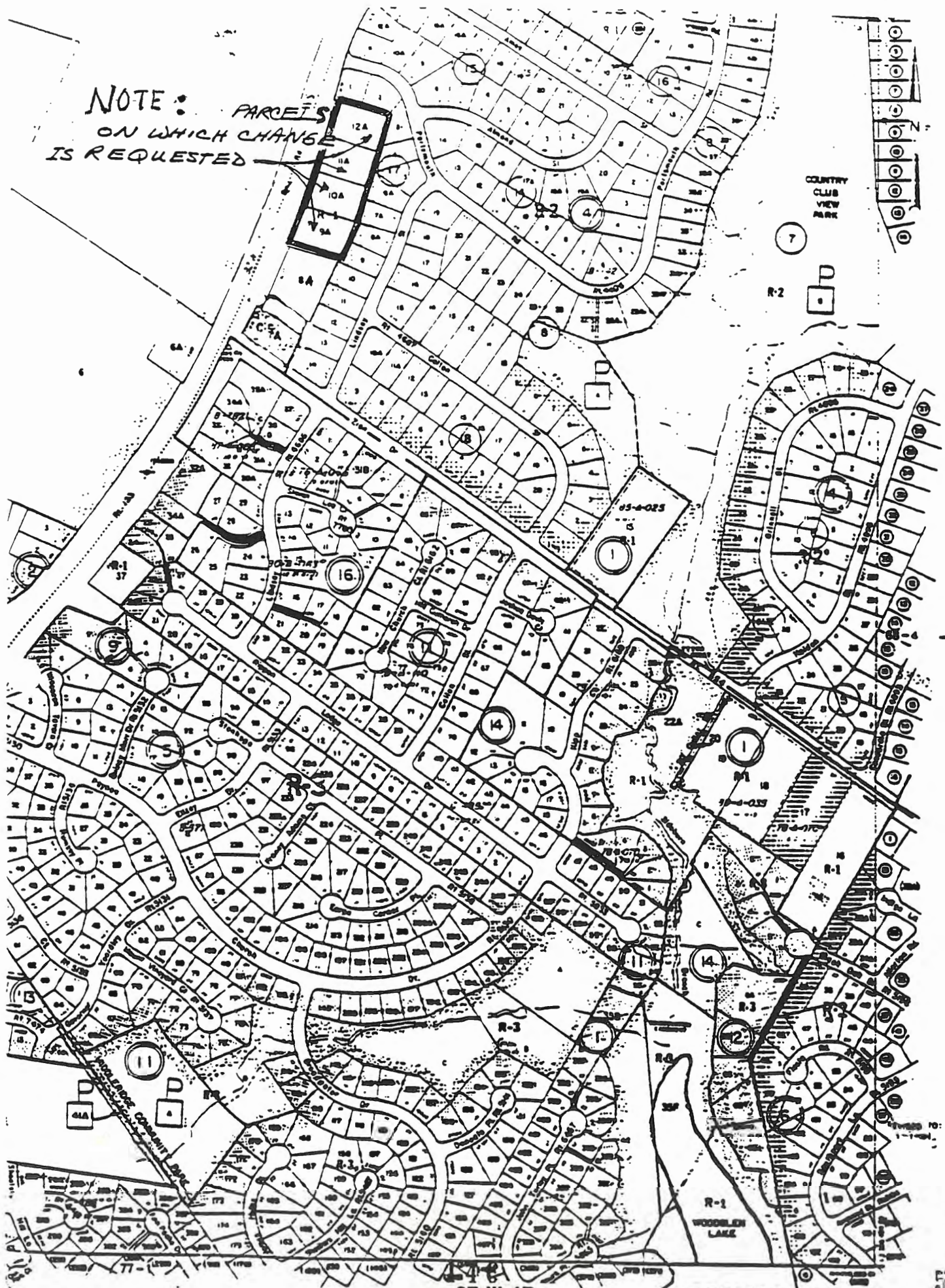
Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

NOTE: PARCELS
ON WHICH CHANGE
IS REQUESTED



**JUSTIFICATION FOR COMPREHENSIVE PLAN NOMINATION
PARCELS 9A, 10A, 11A, and 12A TAX MAP 68-3 ((1))**

Guideline: The proposal would better achieve the Comprehensive Plan (the "Plan") objectives than what is currently in the adopted plan.

I. Background

- A. The adopted Plan designation for this entire sector is Suburban Neighborhood. The parcels for which the plan change is sought (2.68 acres/116,740 sq. ft.) is Residential, 1-2 DU/AC.
- B. The Board of Supervisors has recently approved the incorporation of portion of an adjacent parcel, designated Residential 1-2 DU/AC, to its adjacent parcel and designating it as Commercial.
- C. The Board of Supervisors has recently approved the expansion of approved uses (Parking, Membership, etc.) for the Country Club of Fairfax, which is located across from the parcels of this nomination.
- D. The parcels contained in this nomination are located along the Rt.123 corridor across from the Country Club of Fairfax, which recently was allowed to expand, one lot away from an EXXON gas station, which recently was also allowed to expand, less than three blocks from a shopping center, several churches, the Salvation Army Center, George Mason University, Park Authority HQs., and in front of the Country Club View community -- which was built more than 25 years ago.
- E. These parcels are located three blocks from the adjacent Fairfax Planning District. They are located walking distance from downtown Fairfax City. About a mile away we are witnessing the construction of two neighborhoods (Chancery Square and Crestmont) with very dense distribution of townhouses along the Rt 123 corridor, where the road width is much narrower than at the location of the parcels of this nomination.
- F. Along the path (2 mi.) to the north one would pass the Country Club of Fairfax , several churches, a large shopping center with many offices and restaurants, the George Mason University, bus service to Metro and other locations, another church, an apartment complex, a medical emergency access center, the very dense townhouse developments of Chancery Square and Crestmont, Courthouse/Jail complex, many gov't and private offices, many restaurants, the Post Office, and the Library. Taking the southern path (2 mi.) we would pass the Country Cub of Fairfax, a gas station, several churches, the Park Authority HQs., a railroad crossing with future potential commuter stop, and two shopping centers -- which also provide offices and restaurants.

- G. Further, along the same Rt. 123 corridor between Rt. 236 and Rt.50 , over the past few years, several Townhouse developments, like Limewood Mew and Rustfield have been built. They have served well the housing needs, and have not resulted in transportation or other problems to the Fairfax community.

II. Furtherance of Comprehensive Plan Objectives.

The proposed change in designation will better achieve the objectives of the Plan in the following manner:

OBJECTIVE 4. The County should encourage a diverse housing stock with a mixture of types to enhance opportunities for County residents to live in proximity to their workplace and/or in proximity to mass transit.

Policy a. Increase the availability of housing to provide a diversity of housing opportunities in proximity to concentrations of employment.

1. This objective intends to provide to it citizens a variety of housing in a Suburban Neighborhood. The adjacent neighborhood of Country Club View was built over 25 years ago, when townhouses were not in demand in this area. Approving the proposed nomination would accomplish this objective.
2. This location is near work places and in the proximity of mass transit, thus further warranting the need to allow diverse housing within this area. The work places include: George Mason University, Fairfax Court House/Jail complex, shopping centers, medical facilities, library, post offices, a number of restaurants, and many gov't and private offices and shops along the Rt. 123 corridor--north and south of this location, but all within walking distance. Further, mass transit is currently available by George Mason University, is within walking distance from this location. Finally, mass transit (bus service) can be envisioned along Rt. 123 as its southern portion develops , and (rail service) at the railroad crossing at Rt. 123 south of the parcels. Therefore, additional mass transportation could be provided in the future.
3. Approval of this nomination will achieve the intent of this objective and policy by providing diverse housing which is close to desirable workplaces and current and future mass transit that allows reaching local and regional workplaces.

OBJECTIVE 6. Fairfax County should have a land use pattern which increases transportation efficiency, encourages transit use and decrease automobile dependency.

Policy b. Concentrate most future development in mixed-use Centers and transit Station areas to a degree which enhances opportunities for employees to live close to their workplace.

1. The proposed nomination supports this objective because it is located within walking distance to a number of employment places, institutional facilities (Post Offices , Library, Courthouse, Jail, and other gov't offices), shopping centers, churches, medical services, and other shops and offices. As such, it will provide housing, access to employment, shopping, public/gov't facilities, entertainment, university learning, while increasing transportation efficiency, encouraging transit use, and decreasing automobile dependency.
2. The location of the proposed nomination, even though it is not a Tyson Corner location, it provides a mixed-use center which would provide its residents an opportunity to live close to their employment. The types of employment facilities listed above attest to this, and support the intent of this policy.

OBJECTIVE 12. The location and level of development intensity should be utilized as a means of achieving a broad range of County goals.

Policy c. Assign development intensity in the Tyson Corner Urban Center, cores of suburban centers and Transit Station Areas based on the ability to offset the impact on public facilities and transportation systems and the long term capacity of the systems.

1. This policy intends to assign favorable intensity to areas within the core of a suburban center and transit station . As stated before, this location is within walking distance to a university, downtown Fairfax City, shopping centers, metro access transit, a country club, and numerous other shops and offices. Therefore, it should be allowed a greater density than the adjacent neighborhood that was developed over a quarter century ago. If the adjacent neighborhood site was being considered for development at this time, mixed-use status would be considered for it -- given the current amenities of the area.

OBJECTIVE 14: Fairfax County should seek to achieve a harmonious and attractive development pattern which minimizes undesirable visual, auditory, environmental and other impacts created by potentially incompatible uses.

Policy c. Achieve compatible transition between adjoining land uses through the control of height and the use of appropriate buffering and screening.

Policy e. Stabilize residential neighborhoods adjacent to commercial areas through the establishment of transitional land use, vegetated buffers and/or architectural screens., and the control of vehicular access.

1. The above objective and policies intend to establish harmony and compatibility in land uses by identifying negative and positive characteristics which should be considered during the approval and design processes. The proposed nomination would avoid all negative characteristics and maximize all of the positive ones. The proposed nomination would provide an attractive colonial low density townhouse development , with vegetated buffers and other architectural screens, and a controlled vehicular access that does not encroach on adjacent areas. Therefore, it would afford a compatible transition with respect to Country Club View , and the commercial and institutional uses in that vicinity.

OBJECTIVE 15. Fairfax County should promote the use of sound urban design principles to increase functional efficiency, unify related areas and impart an appropriate character and appearance throughout the County.

Policy a. Apply urban design principles in the planning and development process.

1. The approval and completion of the project under the proposed nomination would eliminate the vacant unfinished look that these parcels now offer along Rt. 123 across from the Country Club of Fairfax. This situation was created when VDOT accomplished the widening of Rt. 123. It was just for the authorities to condemn these properties to accomplish the community goal of widening the Rt. 123 corridor. Today, it would be just to approve the higher density that these parcels, and any other adjoining parcels, would request if they were undeveloped, giving the fact that they would be located in the core of a suburban center.

2. The nomination would provide diverse housing in proximity of workplaces, institutional, entertainment, and shopping facilities, with no intrusion into adjacent areas, providing access to a thoroughfare without traversing adjacent stable residential areas. Also, since all of these facilities and access to metro transit are located within walking distance to the site of the proposed nomination, this would encourage pedestrian movement and transit use, while reducing dependency on the automobile.
3. Higher density should be afforded to sites located in a de-facto suburban center that offers pedestrian access to public transportation, employment, shopping, public facilities, and entertainment.

III. SUMMARY

This proposal will better achieve the goals and objectives of the adopted Comprehensive Plan because it will permit the following:

1. It will permit the consolidation and development of four empty residential parcels, that were condemned and reduced in size to allow the widening of the adjoining Rt. 123. The approval would return them to a higher density residential use due to the current status of the area -- a de-facto suburban center that offers pedestrian access to public facilities, public transportation, employment, education (preschool to university level), medical facilities, houses of worship, shopping, restaurants, and recreational and entertainment facilities.
2. It will permit diverse housing which is close, and within pedestrian reach, to desirable workplaces, and current and potential mass transit reaching local and regional areas.
3. It will offset dependency on the use of automobiles, because it provides pedestrian access to public facilities, public transportation, and employment, educational, medical, religious, shopping, restaurant, recreational, and entertainment facilities.
4. It will enhance the appearance of the site with the proposed low density colonial townhouse setting. Also, it will provide vegetated buffers and other architectural screen to deter encroachment on the adjacent neighborhood and other surrounding facilities.
5. It will allow the implementation of sound urban planning and design principles for this area within a core suburban center.

STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-III-6P

NOMINATOR: Supervisor Sharon Bulova

ACREAGE: 92.98 acres

TAX MAP I.D. NUMBER: 68-2 ((5)) in part and 68-4 ((6)) in part (*246 parcels excluding open space*).

GENERAL LOCATION: Part of the southeast quadrant of the intersection of Braddock and Roberts Roads

PLANNING AREA: Area III
District: Pohick
Sector: P2 Main Branch
Special Area: N/A

ADOPTED PLAN MAP: Residential use at 5-8 dwelling units per acre (du/ac) and public park

ADOPTED PLAN RECOMMENDATION: Infill development should be single-family detached dwellings at 2-3 du/ac.

PROPOSED PLAN AMENDMENT: Residential use at 2-3 du/ac and public park

CRITICAL ISSUES:

- Recognize the character of existing residential development
- Conformity of Plan Map with existing development

SUMMARY OF STAFF RECOMMENDATION:

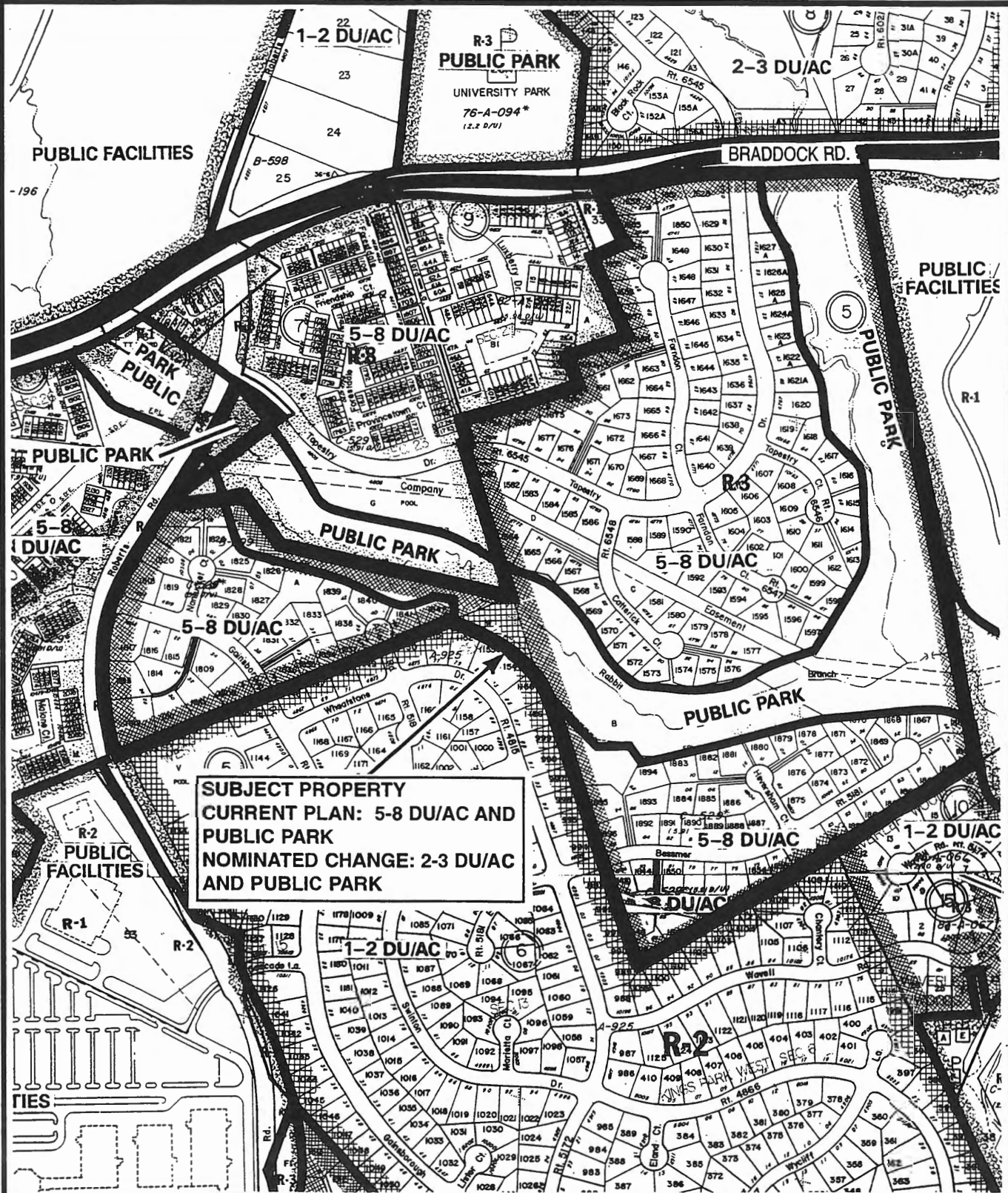
☐ Approve Nomination as submitted
☒ Approve Staff Alternative
☐ Retain Adopted Plan

Current Plan text guidance is adequate to address issues raised in the nomination. Therefore, the staff alternative is to only change the Plan map for the subject property from 5-8 du/ac to 2-3 du/ac.

CURRENT PLAN AND NOMINATED PLAN CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS. SEE STAFF RECOMMENDED ALTERNATIVE PLAN IMMEDIATELY FOLLOWING.

APR ITEM #
97-III-6P
BRADDOCK



SUBJECT PROPERTY
CURRENT PLAN: 5-8 DU/AC AND
PUBLIC PARK
NOMINATED CHANGE: 2-3 DU/AC
AND PUBLIC PARK

500 FEET

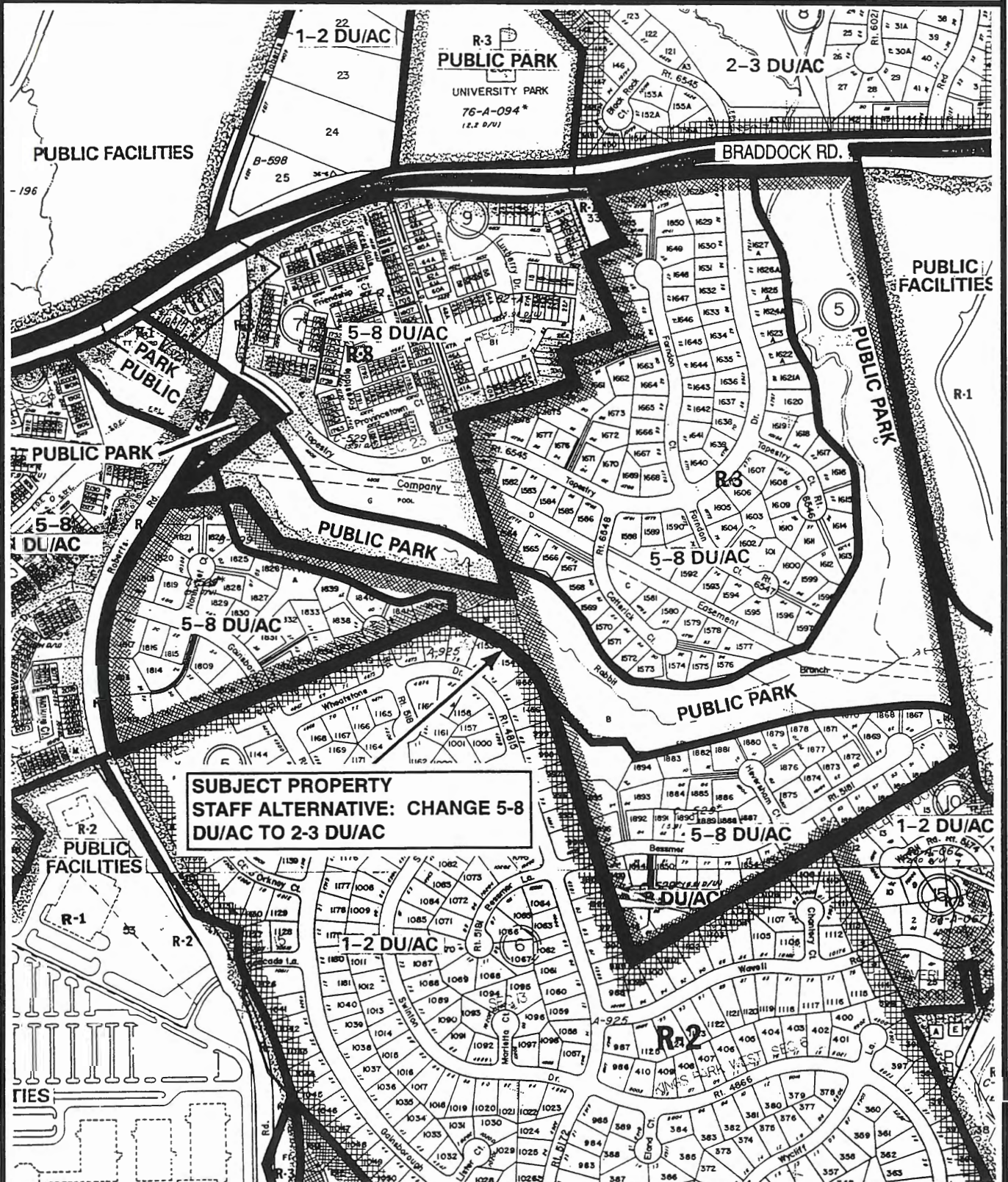
PREPARED BY THE OFFICE OF COMPREHENSIVE PLANNING



STAFF RECOMMENDED ALTERNATIVE PLAN

PARCEL LOCATION MAP SHOWING STAFF RECOMMENDED ALTERNATIVE PLAN FOR
SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS.

APR ITEM #
97-III-6P
BRADDOCK



500 FEET

PREPARED BY THE OFFICE OF COMPREHENSIVE PLANNING



CONTEXT

General Location

The subject property is located in the southeast quadrant of Braddock and Roberts Roads and includes parcels fronting on Gainsborough Drive, Allenby Road, Nantucket Court, Bessmer Lane, Tapestry Drive, Farndon Court, Catterick Court, Tapestry Court, and Heversham Court.

Planned and Existing Land Use and Zoning

Subject Property: The subject property consists of 246 parcels of the Kings Park West Subdivision planned for and developed with newer single-family detached dwellings at a density of 2-3 du/ac. The area is zoned R-3.

Adjacent Area

North: This area is part of the Kings Park West Subdivision and is planned for and developed with newer single-family attached dwellings at a density of 5-8 du/ac and zoned R-8. Across Braddock Road is the George Mason Forest Subdivision planned for and developed at a residential density of 2-3 du/ac and zoned R-2.

East: This area is separated from the developed areas of the subject property by a public stream valley park and is planned for public facility use as the Northern Virginia Training School for the Mentally Retarded.

South: This area is a continuation of the Kings Park West Subdivision and is planned for and developed at a residential density of 1-2 du/ac and zoned R-2.

West: This area is part of the Kings Park West Subdivision and is planned for and developed with newer single-family attached dwellings at a density of 5-8 du/ac and zoned R-8 and R-20. To the south of this residential development, the area is planned for public facility use and is the location of Robinson Intermediate and High Schools.

PLANNING HISTORY SINCE JANUARY 1994

No changes were proposed for this area in the 1994 Area Plans Review process or as an Out-of-Turn Plan Amendment since January 1, 1994.

CURRENT COMPREHENSIVE PLAN RECOMMENDATION

Page 348, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, P2 Main Branch Community Planning Sector, Recommendations, Land Use:

"The Main Branch Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type, and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

Page 348, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, P2 Main Branch Community Planning Sector, Recommendations, Land Use, Zion Drive/Guinea Road Area:

"In general, this area should be planned for single-family residential uses that are compatible with existing development. The residential densities should be generally distributed as follows:

6. Infill development south of Braddock Road, north of Zion Road, between Route 123 and Guinea Road, should be developed as single-family detached dwellings at a density of 2-3 dwelling units per acre."

The Comprehensive Plan Map shows the area as planned for residential use at 5-8 du/ac and public park.

PROPOSED PLAN AMENDMENT

The nomination proposes that the Plan map for the subject property be changed from 5-8 du/ac to 2-3 du/ac in keeping with the character of existing development and proposes to add specific Plan text for the subject property stating that any redevelopment be 2-3 du/ac.

CRITICAL ISSUES

- Compatibility with current residential development on the subject property and nearby
- Conformity of Plan map with existing development of the subject property

ANALYSIS

The Kings Park West Subdivision was originally planned for residential development at a density of 5-8 du/ac. Those portions of the subdivision north of the subject property--the Kings Park Townhomes, University Park, and Kingsberry--were developed as townhouses while the portion of the Kings Park West Subdivision that comprises the subject property was developed with single-family detached dwellings under R-3 zoning. Changing the Plan map for the subject property from 5-8 du/ac to 2-3 du/ac would more accurately reflect the developed character of the subject property. Current Plan text, however, already recommends that any infill

development that may occur on the subject property be within the 2-3 du/ac density range. Therefore, the nomination's proposed text is not necessary.

RECOMMENDATION

Based on the above analysis, staff recommends an alternative that is in keeping with the general concept of the nomination. This alternative recommends that the Plan map be changed to reflect the existing character of the subject property as developed at 2-3 du/ac.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

The Comprehensive Plan Map should be changed to show 2-3 du/ac on those portions of the subject property currently shown as 5-8 du/ac.

FOR STAFF USE ONLY

Supervisor District: Braddock

Date Received / Number: _____

APR Number 97-III-6P

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Supervisor Sharon Bulova Daytime Phone: (703)425-9300

Address: c/o Braddock District Task Force
4414 Holborn Ave., Annandale, VA 22003

Signature of Nominator/Agent: Supervisor Sharon Bulova

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: see attachment

Address: _____

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): Braddock

Street address of nomination: Parts of or all of Gainsborough Drive, Allenby Rd., Nantucket Ct.
Bessmer Lane, Tapestry Drive, Farndon Court, Catterick Court, Tapestry Court, Heversham Court

Tax map identification and parcel number(s): 68-2-((5)) in part

Total number of parcels: 246 excluding open space

Total acreage/square feet of nomination: 92.98 acres

Neighborhood Consolidation Proposal: _____ (Yes) x (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

Section 4. EXISTING USE

Current Comprehensive Plan designation: 5-8 du/ac

Current Zoning Designation: R2 or R3

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: 2-3 du/ac

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): _____

Current Comprehensive Plan designation: _____

Proposed Plan designation: _____

Specify distance or length of proposal (in feet or miles): _____

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): _____

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: see rationale on submission

- ☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

97-III-6P

Page 2 of 5

1. 68-2

68-2-((5)) Zoned R-3/Planned 5 to 8 du/acre

Location

Areas in Kings Park West on Gainsborough Drive, Allenby Road, Nantucket Court, Bessmer Lane, Tapestry Drive, Farndon Court, Catterick Court, Tapestry Court, and Heversham Court.

Recommendation

Map Amendment: Change areas of Kings Park West currently planned as 5 to 8 du/acre on the Comprehensive Plan map to 2 to 3 du/acre.

Text Amendment: Any future redevelopment of that portion of Kings Park West including areas on Gainsborough Drive, Allenby Road, Nantucket Court, Bessmer Lane, Tapestry Drive, Farndon Court, Catterick Court, Tapestry Court, and Heversham Court should be at 2 to 3 du/acre in keeping with the existing character of the surrounding neighborhood.

Detailed Rationale

This entire area, including adjacent parcels, was planned for 5 to 8 du/acre. However, Note C-529* allowed the area of Kings Park West Townhomes, University Park, and Kingsberry to be built at higher density residential while the area of Kings Park West was built at R-3. This balanced out to 5 to 8 du/acre. Any future redevelopment of Kings Park West, in order to remain consistent with the character of the surrounding neighborhoods and the intent of the original Comprehensive Plan, should take place at R-2 to R-3. However, this area of Kings Park West is still shown on the Comprehensive Plan map as planned for 5 to 8 du/acre. In order to avoid confusion, the planning designation for this area should be changed to 2 to 3 du/acre and text language should be added to ensure that redevelopment does not alter the existing character of Kings Park West.

68-2-((5)) Zoned R-3/Planned 5 to 8 du/acre

Location

Areas in Kings Park West on Gainsborough Drive, Allenby Road, Nantucket Court, Bessmer Lane, Tapestry Drive, Farndon Court, Catterick Court, Tapestry Court, and Heversham Court.

Recommendation

Map Amendment: Change areas of Kings Park West currently planned as 5 to 8 du/acre on the Comprehensive Plan map to 2 to 3 du/acre.

Text Amendment: Any future redevelopment of that portion of Kings Park West including areas on Gainsborough Drive, Allenby Road, Nantucket Court, Bessmer Lane, Tapestry Drive, Farndon Court, Catterick Court, Tapestry Court, and Heversham Court should be at 2 to 3 du/acre in keeping with the existing character of the surrounding neighborhood.

Detailed Rationale

This entire area, including adjacent parcels, was planned for 5 to 8 du/acre. However, Note C-529* allowed the area of Kings Park West Townhomes, University Park, and Kingsberry to be built at higher density residential while the area of Kings Park West was built at R-3. This balanced out to 5 to 8 du/acre. Any future redevelopment of Kings Park West, in order to remain consistent with the character of the surrounding neighborhoods and the intent of the original Comprehensive Plan, should take place at R-2 to R-3. However, this area of Kings Park West is still shown on the Comprehensive Plan map as planned for 5 to 8 du/acre. In order to avoid confusion, the planning designation for this area should be changed to 2 to 3 du/acre and text language should be added to ensure that redevelopment does not alter the existing character of Kings Park West.

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STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-III-7P

NOMINATOR: Supervisor Sharon Bulova

ACREAGE: 22.16 acres

TAX MAP I.D. NUMBER: 69-3 ((6)) D and E

GENERAL LOCATION: Southeast of Guinea Road at its intersection with Commonwealth Boulevard

PLANNING AREA: Area III
District: Pohick
Sector: P2 Main Branch
Special Area: N/A

ADOPTED PLAN MAP: Public Park

ADOPTED PLAN RECOMMENDATION: Public Park

PROPOSED PLAN AMENDMENT: Add language relative to the inappropriateness of vertically oriented land uses such as telecommunication towers on the subject property.

CRITICAL ISSUES:

- Public facility use of park lands
- Telecommunications facility policy, locational criteria, and zoning review procedures

SUMMARY OF STAFF RECOMMENDATION:

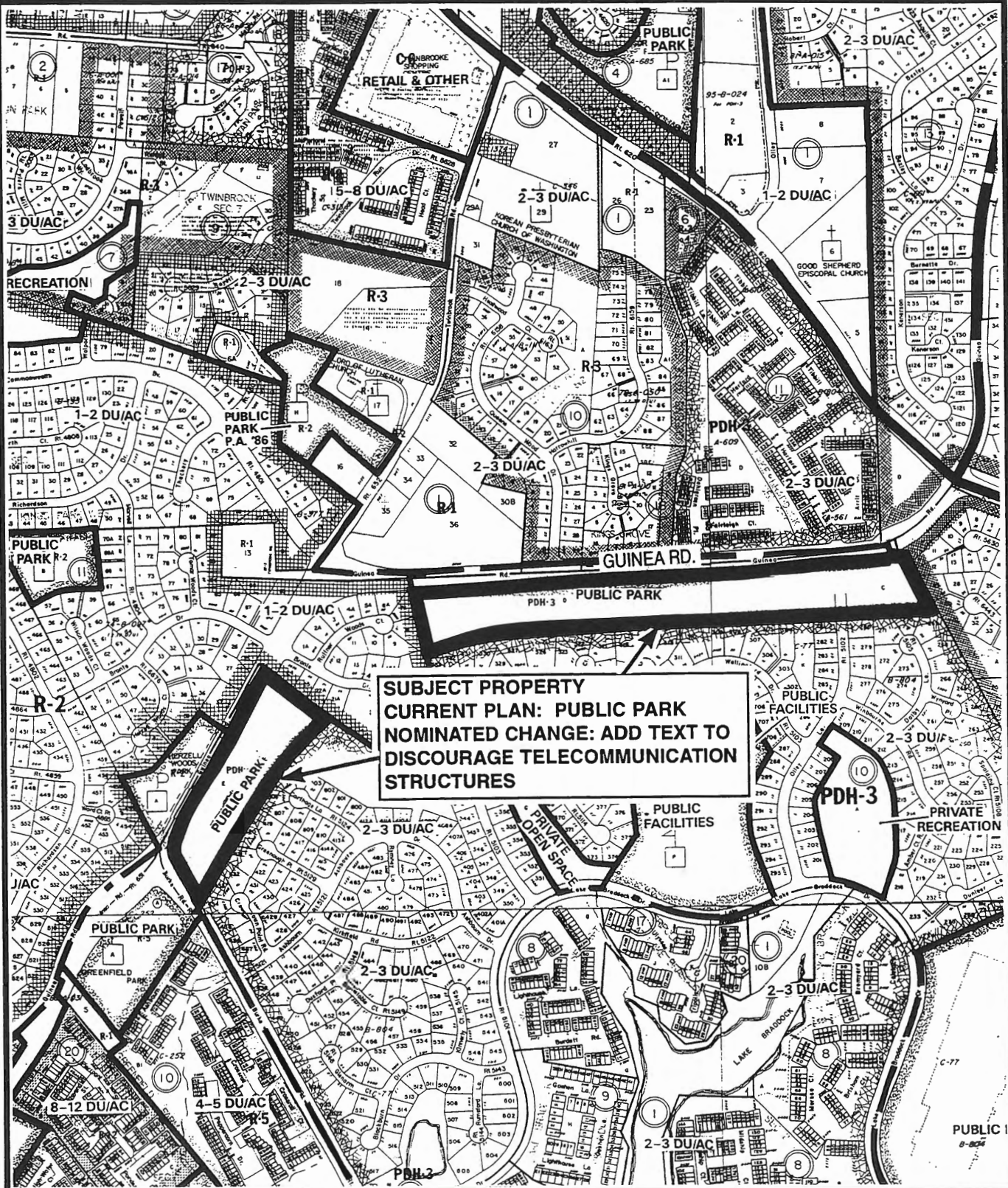
☐ Approve Nomination as submitted
☐ Approve Staff Alternative
☒ Retain Adopted Plan

Current Plan guidance is adequate to address the issue raised by the nomination. Procedures to review proposals for telecommunications towers on park lands exist through the policies contained in the public facilities element of the Policy Plan, and in locational criteria adopted on October 4, 1994, by the Fairfax County Park Authority Board.

CURRENT PLAN AND NOMINATED PLAN CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS.

APR ITEM #
97-III-7P
BRADDOCK



700 FEET

PREPARED BY THE OFFICE OF COMPREHENSIVE PLANNING



CONTEXT

General Location

The subject property is located south of Guinea Road at its intersection with Commonwealth Boulevard and Twinbrook Road.

Planned and Existing Land Use and Zoning

Subject Property: The subject property consists of two separate parcels of undeveloped land. The first, 69-3 ((6)) D, is a heavily wooded strip of open space that serves as a landscape buffer between Guinea Road and the Lake Braddock subdivision. It is planned for public park use and is owned by the Lake Braddock Homeowners Association. Parcel E is a cleared strip of open space planned for public park use and designated as Monticello Community Park by the Fairfax County Park Authority. It is owned by the Board of Supervisors. Both parcels are zoned PDH-3.

Adjacent Area

North: The area north of parcel D, across Guinea Road, includes the King's Gate and Queens Grove subdivisions planned for and developed with newer single-family detached dwellings at a density of 2-3 du/ac and zoned R-3. The remainder of the area is developed with single-family detached dwellings on large lots also planned for residential use at 2-3 du/ac but zoned R-1. North of parcel C, across Guinea Road is the Herzell Woods Neighborhood Park and the Kings Park West subdivision. The subdivision is planned and developed for residential use at a density of 1-2 du/ac and zoned R-2.

East and South: Adjacent to parcel D is additional wooded open space owned by the Lake Braddock Homeowners Association. This area is planned for public park and open space use and zoned PDH-3. South and east of parcel E is the Lake Braddock subdivision developed and planned for residential use at a density of 2-3 du/ac and zoned PDH-3.

West: Between parcel D and E is a portion of the King's Park West subdivision while east of parcel E is another strip of wooded open space planned for park and open space use and zoned R-5.

PLANNING HISTORY SINCE JANUARY 1994

No changes were proposed for this area in the 1994 Area Plans Review process or as an Out-of-Turn Plan Amendment since January 1, 1994.

CURRENT COMPREHENSIVE PLAN RECOMMENDATION

Page 336, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, P2 Main

Branch Community Planning Sector, Parks and Recreation:

“Most of these parks contain significant natural or heritage resources or environmentally sensitive areas. Intrusion of non-recreational development should therefore be restricted or prohibited; mitigation measures may also be required to protect these resources from impacts of adjacent development.”

Specific guidance for the placement of telecommunications facilities is found on pages 134 and 136 of the Policy Plan as amended by the Board of Supervisors on February 10, 1997, under the section titled Energy and Communications Services:

“LOCATION

Objective 40: Locate utility and similar service facilities to provide maximum service levels as unobtrusively as possible.

Policy a. Avoid areas of environmental sensitivity.

Policy i. Locate communication towers in areas of commercial or industrial land uses. Locate in residential areas only when other, more suitable land uses are not available, and on parcels which afford natural screening adjacent to nearby structures or planned land uses.

Policy j. Provide adequate acreage for expansion and maintain levels of screening to accommodate expansion.

CHARACTER AND EXTENT

Objective 41: Meet service area requirements with a minimum of facilities and ensure that those facilities are designed to minimize impacts on adjacent properties.

Policy a. Justify the need for the proposed facility. Specify alternative actions and justify why the proposed location and type of facility is the least disruptive. State why a new facility is necessary.

Policy b. Mitigate the facility's visual impact from adjacent development, unless the adjacent development is industrial. Land with existing mature vegetation is preferable, as are access roads which obscure entrances, berms which provide screening, and slopes that provide localized lower elevations. Construct transmission lines underground, whenever possible.

Policy c. Follow screening, buffering and barrier requirements, as outlined in the Fairfax County Zoning Ordinance, and supplement these requirements where appropriate.”

Page 362 and 363 of the September 12, 1994 Addendum to the Comprehensive Plan for Fairfax

County, Virginia, Public Facilities, Energy And Communications Services:

“Objective 42: In order to complete the mobile and land based telecommunication cell network for such wireless audiotransmission systems as mobile cellular telephone and mobile radio, and in order to achieve opportunities for the co-location of related facilities and the reduction of their visual impact, locate the network's necessary support facilities which include antennas, monopoles, lattice towers and equipment buildings with an output of 500 watts or less, on publicly owned properties within the 'future cellular facility requirement areas' delineated on Figure 19a and in accordance with the following policies.

Policy a: Establish mobile and land based telecommunication facilities on public properties when such establishment does not adversely affect the use, character and integrity of the public property and is in accordance with all Plan policies and Zoning Ordinance requirements.

Policy d: Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use.

Policy e: Design, site and landscape mobile and land based telecommunication facilities to minimize impacts on the character of appropriate public use sites and the surrounding areas. Demonstrate the appropriateness of the design through such documentation as facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the public property and neighboring properties.”

On November 18, 1996, the Board of Supervisors adopted Amendment 90-4, which amended the Energy and Communication Services” section of the Public Facilities element of the 1990 Policy Plan. The amendment added a new Objective 43 to page 363 of the September 12, 1994 Addendum to the Comprehensive Plan for Fairfax County, Virginia:

“Objective 43: Locate the mobile and land based wireless telecommunication cell networks’ necessary support facilities, which include antennas, monopoles, lattice towers, guyed towers, and equipment buildings to minimize visual impacts on the surrounding area and in accordance with the following policies:

Policy a. Ensure that the height of towers and monopoles has the least visual impact and is no greater than required to achieve service area requirements and potential collocation, when visually appropriate.

Policy b. Demonstrate that the selected site for a new monopole and tower provides the least visual impact on residential areas and the public way. Analyze the potential impacts from other vantage points in the area to illustrate that the selected site

provides the best opportunity to minimize the visual impact of the proposed facility.

- Policy c. Site telecommunication facilities to minimize being visually solitary or prominent when viewed from residential areas and the public way. The facility should be obscured by vegetation, treecover, topographic features, and buildings or other structures to the maximum extent feasible.”

The Comprehensive Plan Map shows the area as planned for public park use.

PROPOSED PLAN AMENDMENT

The nomination proposes retaining the current Plan guidance but adding language prohibiting the consideration of vertically oriented land uses, such as telecommunication structures, on the two parcels comprising the subject property.

CRITICAL ISSUES

- Public facility use of park lands
- Telecommunications facility policy, locational criteria, and zoning review procedures

ANALYSIS

The subject property consists of two narrow parcels of open space that are remnants of the abandoned Monticello Freeway which serve as a landscape buffer between Guinea Road and the Lake Braddock Subdivision. Both are planned for public park use with Parcel D owned by the Lake Braddock Homeowners Association and Parcel E owned by the Fairfax County Park Authority. Because of the prominent topographic location of these parcels, the nomination raises the concern that they may be seen as attractive sites on which to locate telecommunications structures such as towers or monopoles and that such facilities have the potential to significantly detract from the residential character of the area. The nomination, therefore, recommends that guidance be added to the Plan noting that such telecommunications facilities (and other “vertically oriented” land uses) are inappropriate.

These two properties should not be singled out as being unsuited for telecommunications facilities. The Board of Supervisors, working through a community task force, has recently developed Countywide policies that are to be used in guiding land use decisions regarding the location of future telecommunications facilities on public as well as private land. In staff’s view, this guidance will be sufficient to balance the need to provide a telecommunications system with the desire to not negatively impact residential communities.

RECOMMENDATION

Based on the above analysis, staff recommends denial of this nomination.

FOR STAFF USE ONLY

Supervisor District: Braddock

Date Received/Number: _____

APR Number 97-III-7P

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force
4414 Holborn Avenue, Annandale, VA 22003

Signature of Nominator/Agent: Sharon Bulova

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: parcel D - Lake Braddock HOA; 9408 Odyssey Ct., Burke, VA 22015

Address: Parcel E - Board of Supervisors

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): Braddock

Street address of nomination: Guinea

Tax map identification and parcel number(s): 69-3-((6))-D & E

Total number of parcels: 2

Total acreage/square feet of nomination: 22.1565

Neighborhood Consolidation Proposal: _____ (Yes) x (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

Section 4. EXISTING USE

Current Comprehensive Plan designation: open space

Current Zoning Designation: pdh-3

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: unchanged; additional language added

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): _____

Current Comprehensive Plan designation: _____

Proposed Plan designation: _____

Specify distance or length of proposal (in feet or miles): _____

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): _____

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: see rationale

- ☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

Explanation: _____

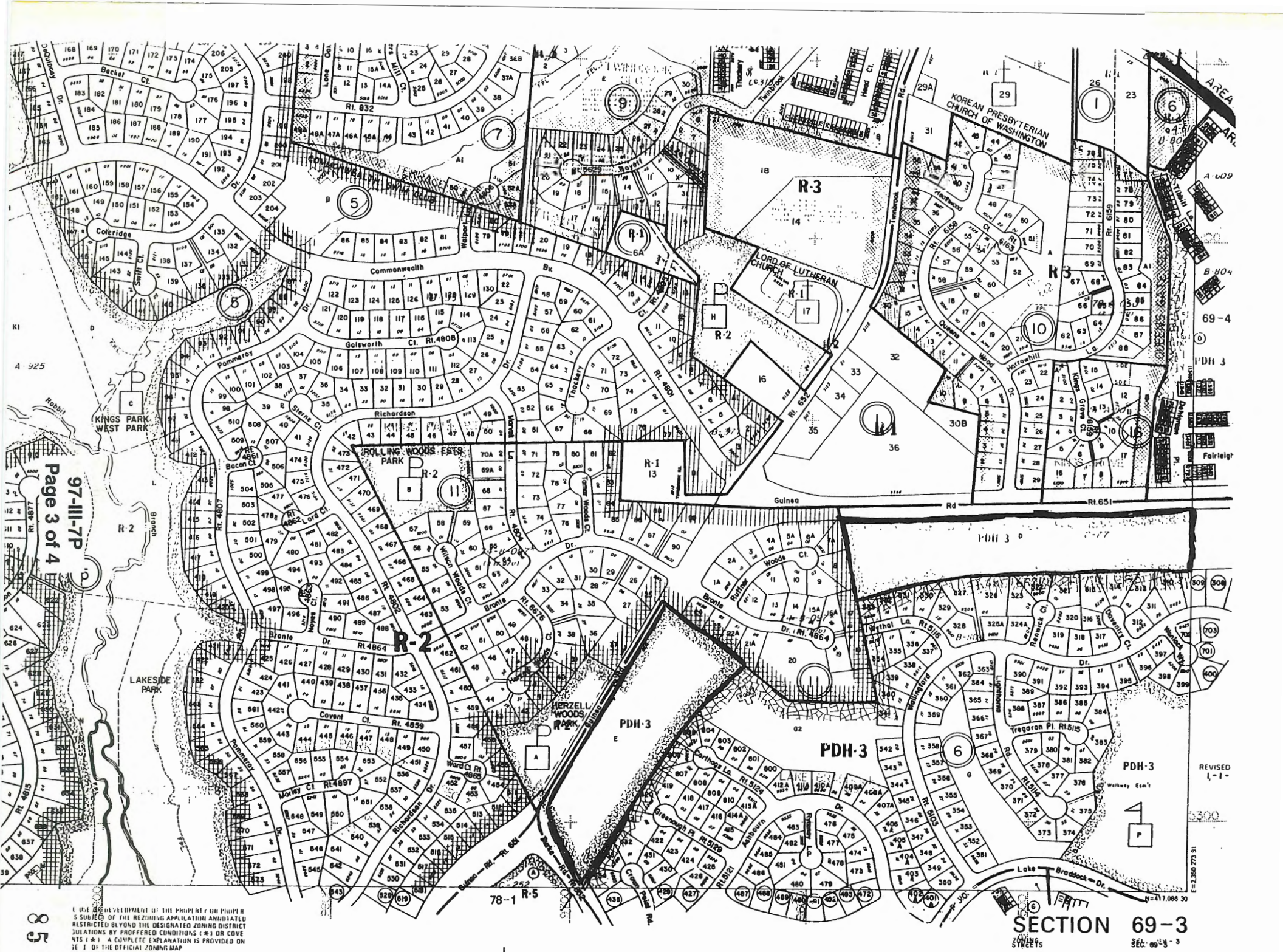
If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

97-III-7P

Page 2 of 4



97-III-7P
Page 3 of 4

8
5

USE OR DEVELOPMENT OF THE PROPERTY OR PROPOSED
SUBJECT OF THE REZONING APPLICATION ANNOTATED
RESTRICTED BY THE DESIGNATED ZONING DISTRICT
SITUATIONS BY PROPOSED CONDITIONS (1) OR COVE
NTS (2). A COMPLETE EXPLANATION IS PROVIDED ON
SHEET 1 OF THE OFFICIAL ZONING MAP

SECTION 69-3
ZONING
REVISED 1-1
SEC. 69-3-3

69-3-((6))-D and E (Monticello Freeway/Park) Zoned PDH-3

Location

Southern side of Guinea Road.

Recommendation

Text Amendment: Parcels ((6)) D and E are open space and shall continue to remain as open space. Because of the parcels' prominent topographic location and the residential character of the surrounding area, any vertically oriented land use, such as a telecommunication structure, has the potential to significantly detract from the residential character of the area and is therefore inappropriate.

Detailed Rationale

The properties in question are remnants of the abandoned Monticello Freeway. Parcel D has been dedicated to the Lake Braddock HOA and Parcel E is currently owned by the Fairfax County Board of Supervisors. Proposed text language clarifies the intent of the County for these areas to remain as open space despite the fact that neither parcel is considered "parkland." Because of the parcels' prominent topographic location and the residential character of the surrounding area, any vertically oriented land use, such as a telecommunication structure, has the potential to significantly detract from the residential character of the area and is therefore inappropriate.

STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-III-9P

NOMINATOR: Supervisor Sharon Bulova

ACREAGE: 19.15 acres

TAX MAP I.D. NUMBERS: 77-2 ((1)) 29A, 29B, 29C, 32A, 34

GENERAL LOCATION: Between Guinea Road and the Southern Railroad right-of-way at Zion Drive

PLANNING AREA: Area III
District: Pohick
Sector: P2 Main Branch
Special Area: N/A

ADOPTED PLAN MAP: Industrial and public facilities (Parcel 34)

ADOPTED PLAN RECOMMENDATION: No site-specific land use guidance is given. General guidance for this Planning Sector indicates that additional industrial development in this area should be designed to minimize visual impacts on nearby residential uses.

PROPOSED PLAN AMENDMENT: Retain Plan recommendation and add guidance relative to environmental sensitivity and recognizing the residential character of surrounding neighborhoods.

CRITICAL ISSUES:

- Compatibility with adjacent residential development
- Preservation of vegetative screening
- Environmental Protection
- Scale of potential redevelopment

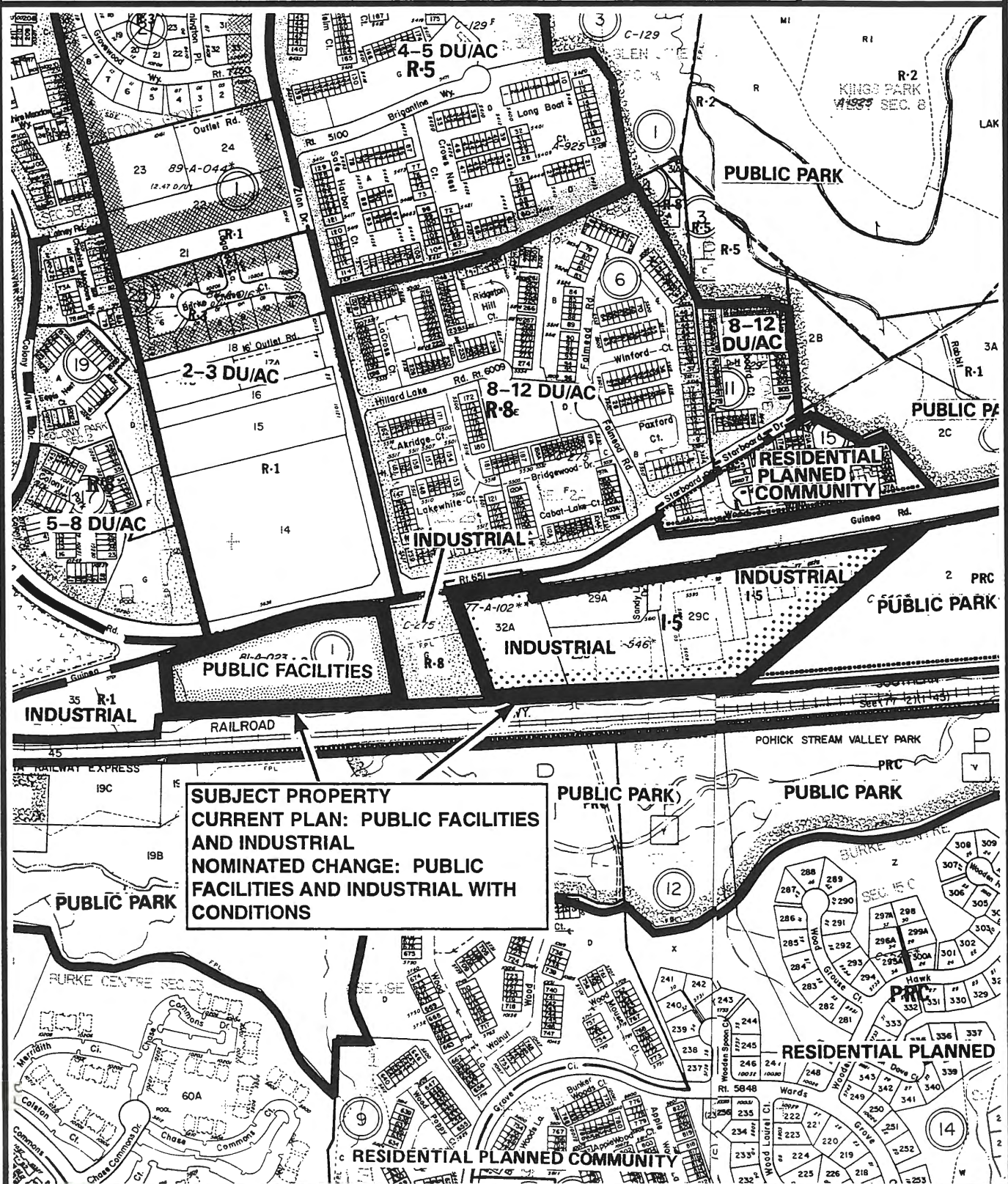
SUMMARY OF STAFF RECOMMENDATION:

☐ Approve Nomination as submitted
☐ Approve Staff Alternative
☒ Retain Adopted Plan

Current Plan language is adequate to address the issues raised by the nomination.

CURRENT PLAN AND NOMINATED PLAN CHANGE
 PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT
 PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS.

APR ITEM #
97-III-9P
BRADDOCK



CONTEXT

General Location

The subject property is located between Guinea Road and the Southern Railroad right-of-way at Zion Drive.

Planned and Existing Land Use and Zoning

Subject Property: The subject property consists of two nearby areas separated by a third. The area to the east is planned for industrial use, zoned I-5, and developed with small industrial and related office uses as industrial flex space. Also in this area is the Bowl America commercial recreation facility. The parcel to the west is planned for public facility use, zoned I-3, and developed with a Virginia Power electrical substation. The third area (not part of the subject property) is planned for industrial use but is used as part of the open space for the Village Park Subdivision located across Guinea Road.

Adjacent Area

North: Across Guinea Road and west of Zion Drive is a large vacant parcel used as pasture and zoned R-1. Across Guinea Road and east of Zion Drive is the Village Park Subdivision planned for and developed with single-family attached dwellings at a density of 8-12 du/ac and zoned R-8, and a portion of the Burke Center residential planned community also developed with single-family attached dwellings and zoned PRC.

East: This area is part of the Pohick Stream Valley Park, planned for public park use, and zoned PRC. It is owned by the Burke Centre Conservancy.

South: The Southern Railroad right-of-way forms the southern boundary of the subject property. Across the right-of-way is the Pohick Stream Valley Park. This area is planned for public park use and zoned PRC.

West: Also bounded by Guinea Road and the railroad right-of-way, this area is planned for industrial use and zoned R-1. It is developed with one single-family detached dwelling.

PLANNING HISTORY SINCE JANUARY 1994

No changes were proposed for this area in the 1994 Area Plans Review process or as an Out-of-Turn Plan Amendment since January 1, 1994.

CURRENT COMPREHENSIVE PLAN RECOMMENDATION

Page 162, Policy Plan volume, as amended by the Board of Supervisors on February 10, 1997, Board of Supervisors Goals:

“ENVIRONMENTAL PROTECTION - The amount and distribution of population density and land uses in Fairfax County should be consistent with environmental constraints inherent in the need to preserve natural resources . . . Development in Fairfax County should be sensitive to the natural setting in order to prevent degradation of the County’s natural environment.”

Page 350, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, P2 Main Branch Community Planning Sector, Recommendations, Land Use, Zion Drive/Guinea Road Area:

“4. Parcel 77-2 ((1)) 35 is planned for light industrial use up to .25 FAR. . . Any additional industrial development in this area should be designed to minimize visual impacts on nearby residential uses and substantial screening, buffering, and barriers should be provided.”

The Comprehensive Plan Map shows the area as planned for industrial and public facilities use.

PROPOSED PLAN AMENDMENT

The nomination proposes that the current land use guidance found in the Plan remain but that additional language relative to visual impacts on nearby residential uses and specific guidance for environmental protection, including compliance with the Chesapeake Bay Preservation Act, be added. In addition, the nomination indicated that any future redevelopment should be of a neighborhood-serving character and not regionally oriented.

CRITICAL ISSUES

- Compatibility with adjacent residential development
- Preservation of vegetative screening
- Environmental protection
- Scale of potential redevelopment

ANALYSIS

The two areas that comprise the subject property were planned and zoned for industrial and public facility use prior to the extensive residential development of the area. The current use of the subject property generally works in harmony with the existing residential community but any redevelopment that may be considered for this area should consider the potential impact on adjacent residential development and the environment, particularly adjacent wetlands. The current Plan guidance for the area recognizes the need to carefully consider land use compatibility as well as screening and environmental issues.

RECOMMENDATION

Based on the above analysis, staff recommends denial of the nomination.

FOR STAFF USE ONLY

Supervisor District: Braddock

Date Received/Number: _____

APR Number 97-III-9P

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force

4414 Holborn Avenue, Annandale, VA 22003

Signature of Nominator/Agent: Sharon Bulova, m

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: see attachment

Address: _____

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): Braddock

Street address of nomination: Guinea Rd.

Tax map identification and parcel number(s): 77-2-((01))-29A, 29B, 29C, 32A, 34

Total number of parcels: 5

Total acreage/square feet of nomination: 19.146

Neighborhood Consolidation Proposal: _____ (Yes) x (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

97-III-9P

Page 1 of 4

Continued on following page

11

91

Detach here or use a photocopy of this form

Section 4. EXISTING USE

Current Comprehensive Plan designation: Industrial

Current Zoning Designation: I-5 and I-3

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: same but with additional guidance

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): _____

Current Comprehensive Plan designation: _____

Proposed Plan designation: _____

Specify distance or length of proposal (in feet or miles): _____

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): _____

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: see rationale

- ☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

Explanation: _____

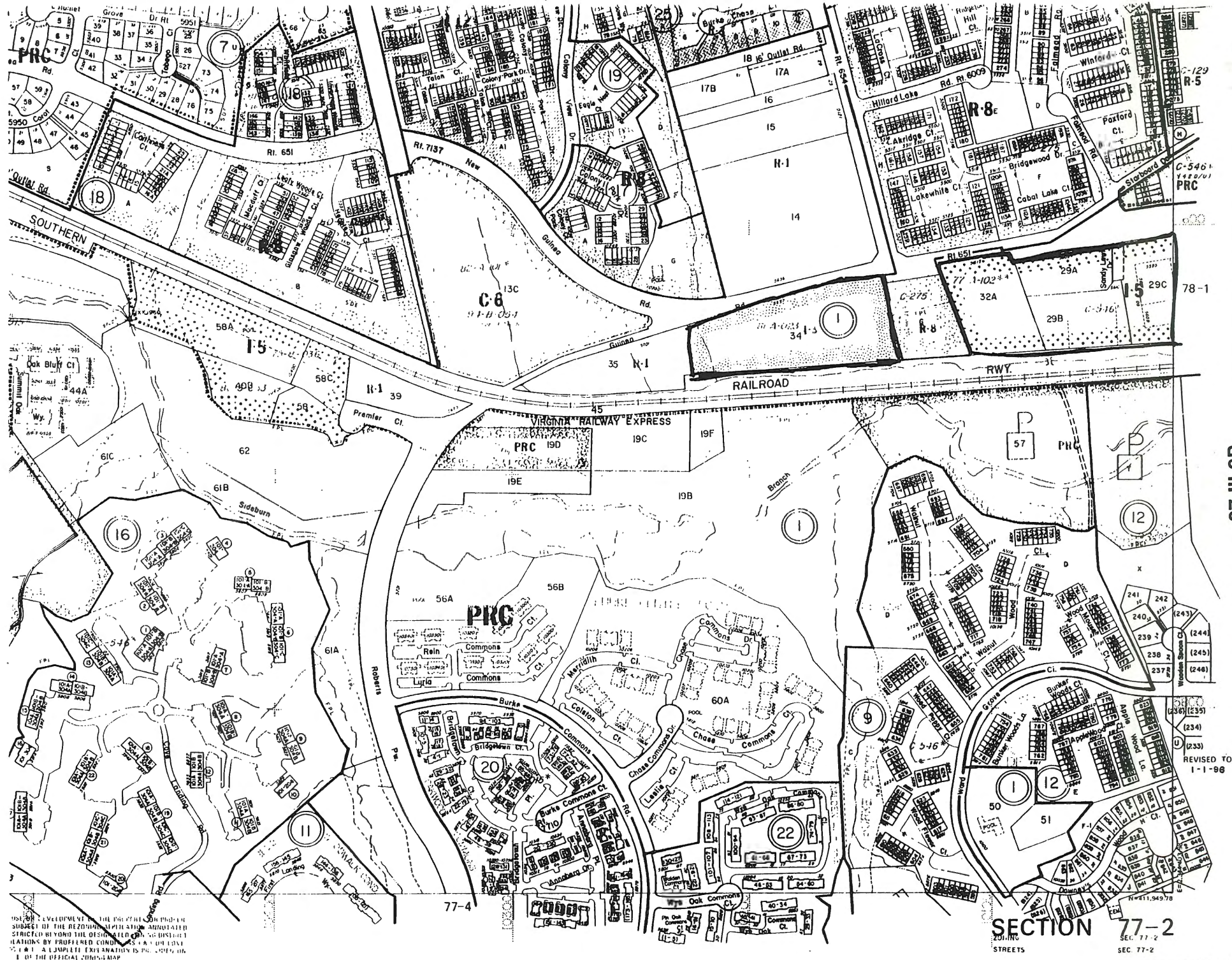
If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

97-III-9P

Page 2 of 4



77-2-((1))-29A through 34 Zoned I-5 and I-3

Location

Several parcels between railroad and Guinea Road near Bowl America.

Recommendation

Text Amendment: Any future redevelopment of industrially zoned parcels 77-2-((1))-29A through 34 should be sensitive to local environmental features and resources, including the mapped Chesapeake Bay Resource Protection Area along the southern and eastern boundaries of the parcels, and to the residential character of the surrounding neighborhoods, at a minimum maintaining the natural screening already in place and meeting all conditions of the Chesapeake Bay Preservation Ordinance. No redevelopment shall be allowed to intrude into existing vegetative screening. Future redevelopment should also be of a neighborhood-serving character and not of a regionally-oriented scope.

Detailed Rationale

Parcels 77-2-((1))-29A through 34 were planned and zoned industrial prior to intense residential development in the area and designation of the abutting Resource Protection Area under the requirements of the Chesapeake Bay Preservation Act. Currently developed uses of these parcels generally work in harmony with the existing residential communities. Any redevelopment of these parcels, and particularly the granting of any special exceptions and/or special permits, must consider potential impacts on the now residential character of the surrounding area and meet all conditions of the Chesapeake Bay Preservation Ordinance.

STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-III-10P

NOMINATOR: Supervisor Sharon Bulova

ACREAGE: 3.35 acres

TAX MAP I.D. NUMBER: 77-2 ((1)) 35

GENERAL LOCATION: South of Guinea Road at its intersection with the Southern Railroad right-of-way

PLANNING AREA: Area III
District: Pohick
Sector: P2 Main Branch
Special Area: N/A

ADOPTED PLAN MAP: Industrial

ADOPTED PLAN RECOMMENDATION: Industrial with an option for commuter rail parking

PROPOSED PLAN AMENDMENT: Change to public park

CRITICAL ISSUES:

- Compatibility with adjacent development
- Preservation of mature trees and other plant materials on the subject property
- Environmental sensitivity of the subject property
- Nearby Burke Centre commuter rail facility including site design, access, and parking requirements
- Impact of planned Guinea Road vacation on access and buffering
- Possible historic structure on site

SUMMARY OF STAFF RECOMMENDATION:

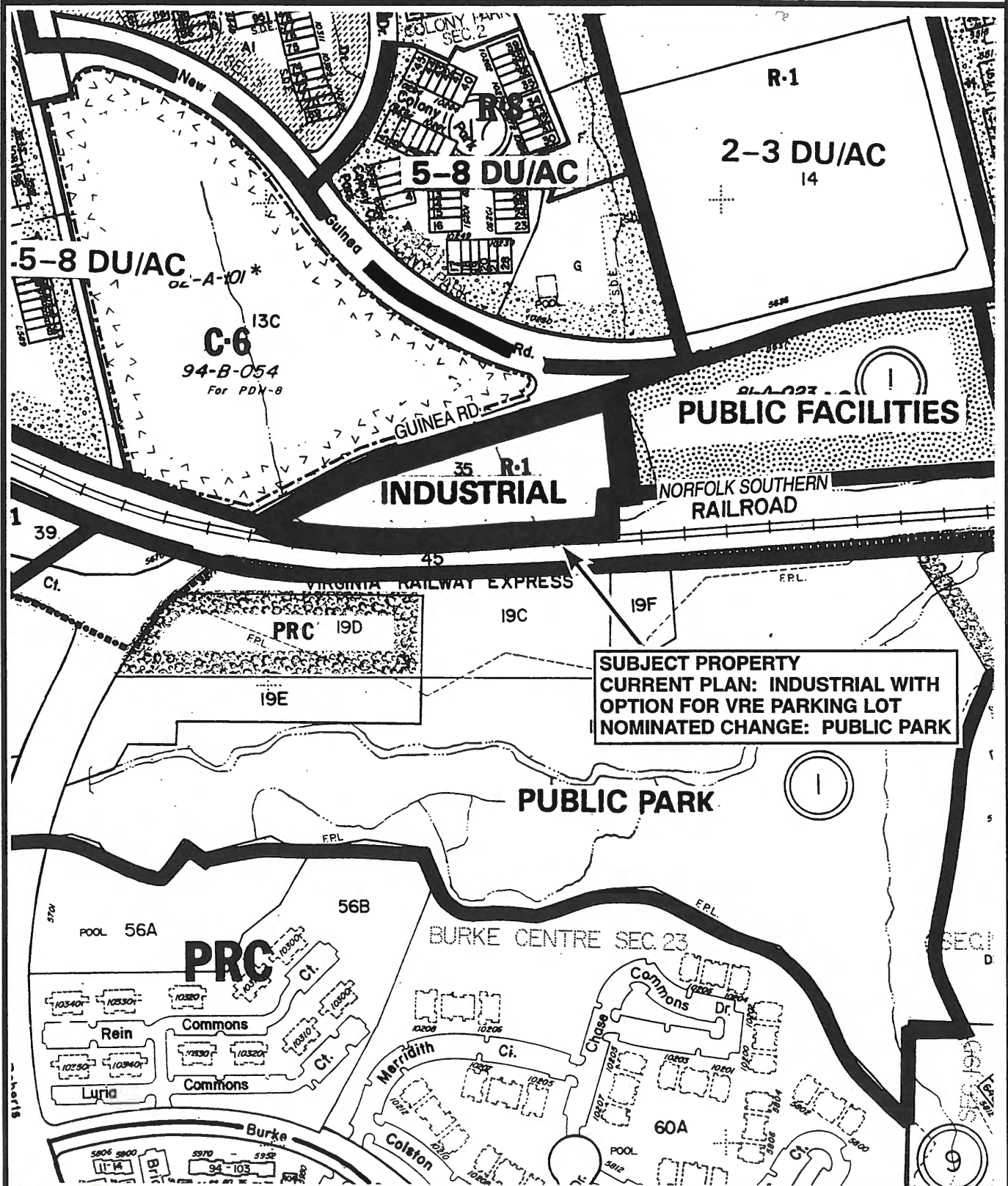
☐ Approve Nomination as submitted
☒ Approve Staff Alternative
☐ Retain Adopted Plan

The staff alternative recommends modifying the current Plan language by adding an option for public park or open space use.

CURRENT PLAN AND NOMINATED PLAN CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS. SEE STAFF RECOMMENDED ALTERNATIVE PLAN IMMEDIATELY FOLLOWING.

APR ITEM #
97-III-10P
BRADDOCK



300 FEET

PREPARED BY THE OFFICE OF COMPREHENSIVE PLANNING



PARCEL LOCATION MAP SHOWING STAFF RECOMMENDED ALTERNATIVE PLAN FOR
SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS.

5-8 DU/AC
82-A-101*

C-6
94-B-054
For PDV-8

5-8 DU/AC

2-3 DU/AC
14

R-1

R-18

5-8 DU/AC

GUINEA RD.

INDUSTRIAL

NORFOLK SOUTHERN RAILROAD

PUBLIC FACILITIES

VIRGINIA RAILWAY EXPRESS

PRC

19C

19E

19D

19B

PUBLIC PARK

BURKE CENTRE SEC. 23

PRC

Rein

Commons

Commons

Luria

Chase

Commons

60A

POOL

Colston

Merridith

94-103

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PREPARED BY THE OFFICE OF COMPREHENSIVE PLANNING



CONTEXT

General Location

The subject property is located south of Guinea Road at its intersection with the Southern Railroad right-of-way.

Planned and Existing Land Use and Zoning

Subject Property: The subject property consists of 3.35 wooded acres developed with an older single-family dwelling. The area is planned for industrial use and zoned R-1.

Adjacent Area

North and West: This area is being developed as a community shopping center and is zoned C-6.

East: This parcel is planned for public facilities use and zoned I-3. It is used for an electrical power substation.

South: The area across the railroad right-of-way from the subject property is planned for public park and open space uses and developed accordingly. Also in this area is the Burke Centre Commuter Rail Station and related parking.

PLANNING HISTORY SINCE JANUARY 1994

The subject property was nominated with the larger parcel to the north during the 1994 Area Plans Review process as #94-III-7P. That nomination considered the subject property for office use up to .50 FAR with supporting retail. On October 31, 1994, the Board of Supervisors denied the nomination and retained the industrial use designation and the option of commuter rail parking.

CURRENT COMPREHENSIVE PLAN RECOMMENDATION

Page 348, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Recommendations, Land Use, Zion Drive/Guinea Road Area:

- “4. Parcel 77-2 ((1)) 35 is planned for light industrial use up to .25 FAR. It is also appropriate for use as a satellite parking lot to provide supplemental parking to the Burke Centre commuter rail parking lot. Any additional industrial development in this area should be designed to minimize visual impacts on nearby residential uses and substantial screening, buffering, and barriers should be provided.”

The Comprehensive Plan Map shows the area as planned for industrial use.

PROPOSED PLAN AMENDMENT

The nomination proposes that the recommended use for the subject property be changed to public park with pedestrian access over the railroad right-of-way.

CRITICAL ISSUES

- Compatibility with adjacent development
- Preservation of mature trees and other plant materials on the subject property
- Environmental sensitivity of the subject property
- Nearby Burke Centre commuter rail facility including site design, access, and parking requirements
- Impact of planned Guinea Road vacation on access and buffering
- Possible historic structure on site

ANALYSIS

Environmental constraints may significantly limit the potential for light industrial use on the subject property. This parcel contains several environmentally sensitive features including a tributary of Rabbit Branch and its associated floodplain which might be classified as wetlands under current Federal guidelines.

The intense nature of local development patterns, including both commercial and higher-density residential uses, has created a lack of publicly held open space in this area, particularly north of the railroad right-of-way. With only a few undeveloped parcels remaining in the area, it is appropriate to identify opportunities for providing additional public open space to meet present and future needs.

The site, which served through the 18th and 19th centuries as a local wood lot and source for heavy construction timbers, contains a large stand of mature oak trees of monarch status. The existing single-family detached house on the site was built in 1911 and, together with its wooded grounds and adjacent railroad right-of-way, retains the historic character of the Burke/Sideburn area in the early 1900s. A public park on this site could be designed to retain this environmentally sensitive area as well as preserve and interpret the rural character and railroad orientation of turn-of-the-century Fairfax County.

Construction of the new Roberts Road overpass and the vacation of Guinea Road adjacent to the subject property will significantly alter the visual character of the area and create new traffic patterns. It is likely, also, that pedestrian as well as vehicular access to the Virginia Railway Express (VRE) Burke Centre commuter rail station will be enhanced with the construction of the overpass.

RECOMMENDATION

Based on the above analysis, staff recommends an alternative that retains the current Plan guidance while deleting the option for VRE parking and adding an option for public park or open space use.

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

MODIFY: Page 348, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Recommendations, Land Use, Zion Drive/Guinea Road Area: (Text recommended for addition is indicated by underline. Text recommended for deletion is indicated by ~~overstrike~~.)

- “4. Parcel 77-2 ((1)) 35 is planned for light industrial use up to .25 FAR. It is also appropriate for public park or open space use or as a satellite parking lot to provide supplemental parking to the Burke Centre commuter rail parking lot. Any additional industrial development in this area should be designed to minimize visual impacts on nearby residential uses and substantial screening, buffering, and barriers should be provided.”

The Comprehensive Plan Map would not change.

FOR STAFF USE ONLY

Supervisor District: Braddock

Date Received / Number: _____

APR Number 97-III-10P

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force

4414 Holborn Avenue, Annandale, VA 22003

Signature of Nominator/Agent: Sharon Bulova

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: Clyde Edward Wood care of Barbara A. Robinson

Address: 8125 E Cloud Rd., Tucson, Arizona 85750

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): Braddock

Street address of nomination: 5701 Guinea Rd., Burke, Va

Tax map identification and parcel number(s): 077-2-((01))-35

Total number of parcels: 1

Total acreage/square feet of nomination: 3.35 acres

Neighborhood Consolidation Proposal: _____ (Yes) ☒ (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

97-III-10P

Page 1 of 4

Continued on following page

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101

Section 4. EXISTING USE

Current Comprehensive Plan designation: Industrial; VRE parking lot as option

Current Zoning Designation: R-1

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: neighborhood park

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): _____

Current Comprehensive Plan designation: _____

Proposed Plan designation: _____

Specify distance or length of proposal (in feet or miles): _____

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): _____

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: see rationale; also changing circumstances: road changes, etc.

- ☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

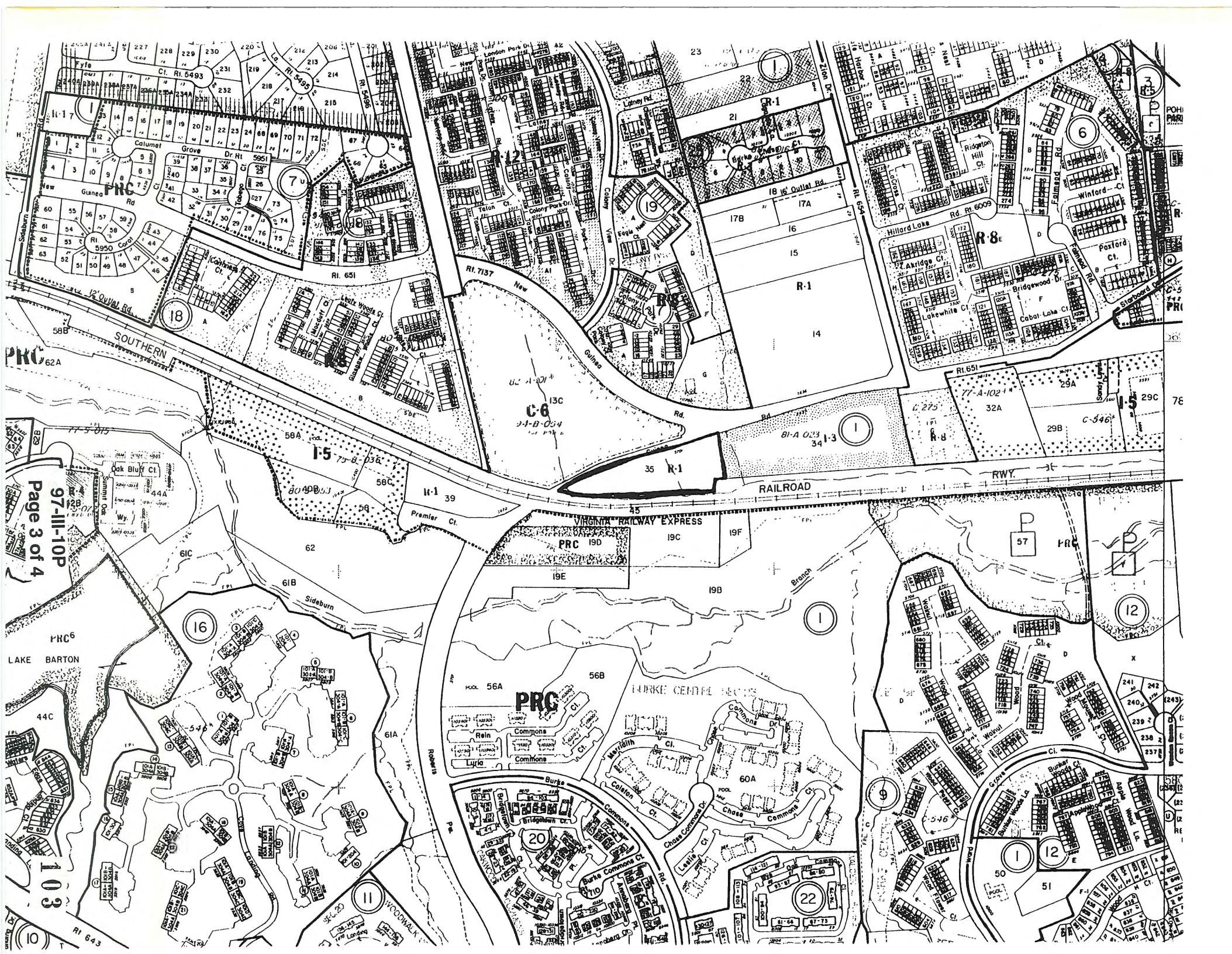
Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

**97-III-10P
Page 2 of 4**



Page 3 of 4
97-11-10P

103

77-2-((1))-35 Zoned R-1/Planned Industrial with Option for VRE Satellite Parking

Location

White farm house south of Guinea Road traffic circle.

Recommendation

Map Amendment: Change the Comprehensive Plan map designation of the parcel from Industrial to Open Space/Conservation "Public Park."

Text Amendment: Given the intensity of recent adjoining development and the sensitive environmental features of Parcel 77-2-((1))-35 (including mature, monarch status tree cover, proximity of three streams, and floodplain) and adjoining lands, uses more intense than R-1, including but not limited to industrial, are no longer appropriate for this parcel. The site should remain zoned as R-1 and planned for a conservation area of environmentally protected open space that will serve as a link between residences, the VRE, and stream valley open space south of the railroad tracks. The Fairfax County Park Authority is encouraged to purchase this parcel for use as a local park.

In order to foster pedestrian access to the abutting VRE station and to link the parcel to the adjoining communities, a pedestrian overpass is encouraged to be built over the railroad track right-of-way.

Detailed Rationale

The Need for a Local Park and Open Space Area. Given the intense nature of local development patterns (including a high concentration of townhomes) there is a serious lack of publicly held open space in this area, and particularly on the northern side of the railroad right-of-way. With only a few undeveloped parcels remaining in the area, it is essential that public open space is set aside now in order to maintain a high level of residential quality of life.

Environmental Concerns. This parcel contains several environmentally sensitive features including a tributary of Rabbit Branch and its associated floodplain. In addition, the site, which has historically served as a local wood lot maintained as a source for large construction beams through the 18th and 19th centuries, contains a large stand of mature oak trees of monarch status with well developed crowns and trunks. The most pressing concern cited is the potential for flooding on the site and for water quality degradation given the location of streams through the middle and along the southern and eastern boundaries of the site.

Traffic and Safety Considerations. Given the intense nature of residential and commercial development in the area, development on this parcel other than R-1 will overwhelm the local road network and cause traffic and safety problems for the area.

STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-III-12P

NOMINATOR: Supervisor Sharon Bulova

ACREAGE: 8.21 acres

TAX MAP I.D. NUMBERS: 78-1 ((1)) 1A and 1B

GENERAL LOCATION: On the east side of Guinea Road at Lakepointe Drive

PLANNING AREA: Area III
District: Pohick
Sector: P2 Main Branch
Special Area: N/A

ADOPTED PLAN MAP: Public park

ADOPTED PLAN RECOMMENDATION: No specific land use guidance is given. General guidance is given relative to the Fairfax County Park Authority master planning process.

PROPOSED PLAN AMENDMENT: Retain Plan recommendations and add guidance indicating that the subject property could be either public park or private open space.

CRITICAL ISSUES:

- Transfer of ownership to adjacent homeowners' association

SUMMARY OF STAFF RECOMMENDATION:

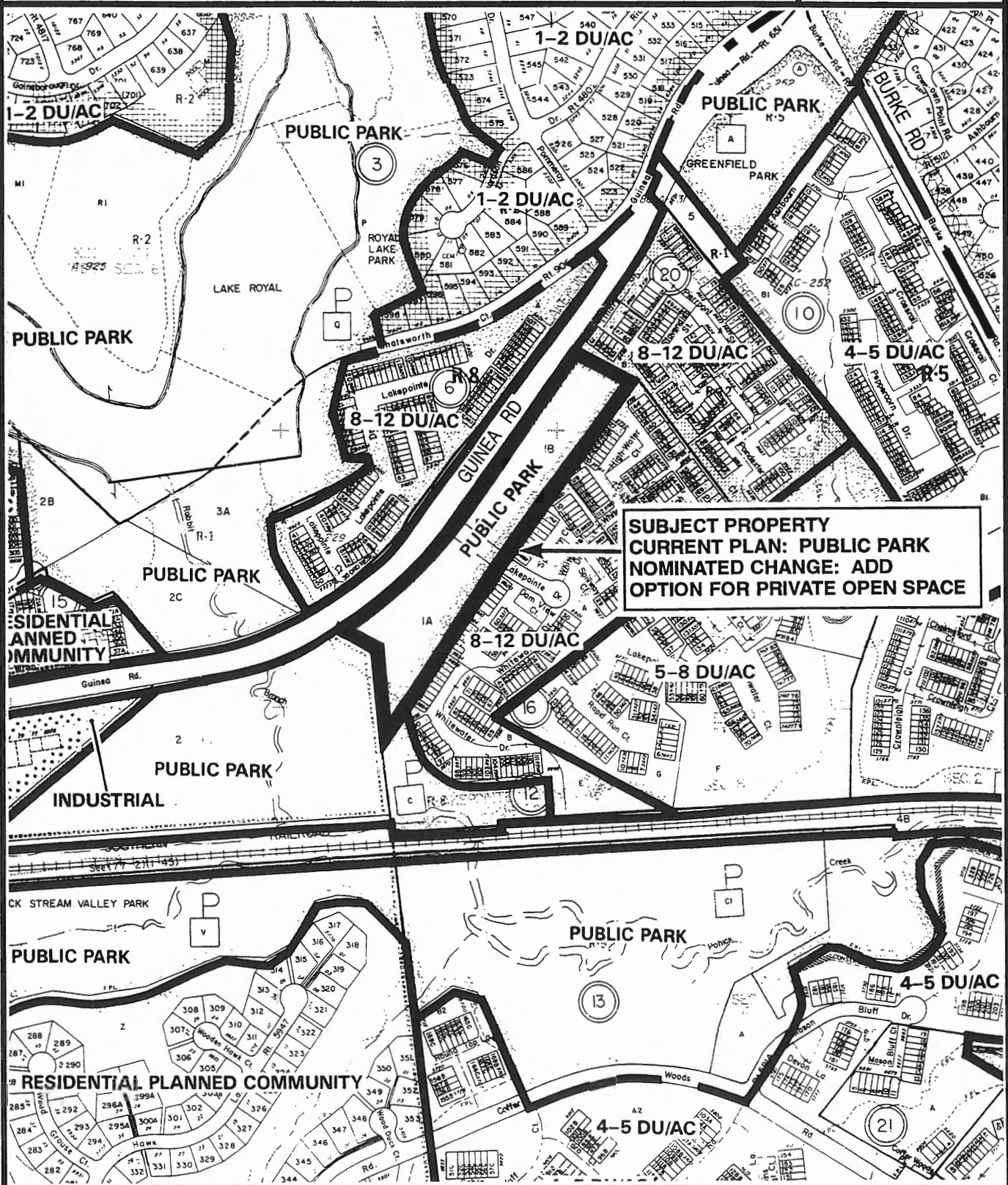
☐ Approve Nomination as submitted.
☐ Approve Staff Alternative.
☒ Retain Adopted Plan.

Current Plan guidance addresses the issues raised in the nomination.

CURRENT PLAN AND NOMINATED PLAN CHANGE

PARCEL LOCATION MAP SHOWING CURRENT PLAN AND NOMINATED CHANGE FOR SUBJECT PROPERTIES AND CURRENT PLAN MAP FOR ADJACENT AREAS.

APR ITEM #
97-III-12P
BRADDOCK



500 FEET

PREPARED BY THE OFFICE OF COMPREHENSIVE PLANNING



CONTEXT

General Location

The subject property is located on the east side of Guinea Road at Lakepointe Drive.

Planned and Existing Land Use and Zoning

Subject Property: The subject property consists of two parcels [Tax Map 78-1 ((1)) 1A and 1B] owned by the Fairfax County Board of Supervisors. This area consists of a wooded strip of land planned as public park and zoned R-1.

Adjacent Area

North, East, and South: This area includes the Lakepointe subdivision of single-family attached dwellings planned and developed at a density of 8-12 du/ac and zoned, to the south and east, R-12. The portion of this subdivision to the north, across Guinea Road, is zoned R-8.

West: This area is owned by the Burke Centre Conservancy and planned as public park. It is heavily wooded and is drained by Rabbit Branch. It is zoned PRC.

PLANNING HISTORY SINCE JANUARY 1994

No changes were proposed for this area in the 1994 Area Plans Review process or as an Out-of-Turn Plan Amendment since January 1, 1994.

CURRENT COMPREHENSIVE PLAN RECOMMENDATION

Page 357, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Parks and Recreation:

“ . . . Prior to developing park land, the Fairfax County Park Authority initiates a master planning process to determine the appropriate facilities and design for that park. This process involves extensive citizen review and participation. . . .”

The Comprehensive Plan Map shows the area planned as public park.

PROPOSED PLAN AMENDMENT

The nomination proposes that the subject property be deeded to the adjacent homeowners association or the Fairfax County Park Authority for use as permanent open space.

CRITICAL ISSUE

- Transfer of ownership to adjacent homeowners' association

ANALYSIS

The two parcels that form the subject property provide a heavily wooded buffer between the Lakepointe residential development and Guinea Road. At such time as the road is widened from two to four lanes, this buffer will be particularly important in providing both visual and sound buffering between the neighborhood and the road. These two parcels also include a bicycle trail link between Greenfield park to the east and the Burke Centre Conservancy area to the west. This bicycle trail intersects with the stream valley trail along Rabbit Branch linking Lake Royal Park to the north and Pohick Stream Valley Park to the south.

It is appropriate, therefore, that the subject property remain as currently planned for public park use. This guidance reflects the importance of both the buffering and linkage functions of the property which will be taken into consideration as the Fairfax County Park Authority develops its master planning process for the area.

RECOMMENDATION

Based on the above analysis, staff recommends denial of the nomination.

FOR STAFF USE ONLY

Supervisor District: Braddock

Date Received/Number: _____

APR Number 97-III-12P

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Supervisor Sharon Bulova Daytime Phone: 803-425-9300

Address: c/o Braddock District Task Force

4414 Holborn Avenue, Annandale, VA 22003

Signature of Nominator/Agent: Sharon Bulova

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: N/A owned by County

Address: _____

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): Braddock

Street address of nomination: Guinea Road - out parcels

Tax map identification and parcel number(s): 78-1-((01))-1A and 1B

Total number of parcels: 2

Total acreage/square feet of nomination: 8.2117

Neighborhood Consolidation Proposal: _____ (Yes) ☒ (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

Section 4. EXISTING USE

Current Comprehensive Plan designation: planned open space

Current Zoning Designation: PRC

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: same use; change in ownership proposed

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): _____

Current Comprehensive Plan designation: _____

Proposed Plan designation: _____

Specify distance or length of proposal (in feet or miles): _____

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): _____

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: see rationale

☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

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Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

97-III-12P

Page 2 of 4

78-1-1A and 1B Zoned PRC (Note C-546*)/Planned Open Space

Location

Two properties on Guinea Road on both sides of Lakepointe Drive.

Recommendation

Text Amendment: Portions of Parcels 78-1-1A and 1B will be consumed by the proposed widening of Guinea Road from 2 lanes to 4 lanes. Surplus right-of-way of Parcels 1A and 1B should be deeded to the New Lakepointe HOA as permanent open space buffering or transferred to the Fairfax County Park Authority for use as permanent open space.

STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-III-13P

NOMINATOR: Supervisor Sharon Bulova

ACREAGE: N/A

TAX MAP I.D. NUMBER: N/A

GENERAL LOCATION: The entire Pohick Planning District

PLANNING AREA: Area III
District: Pohick
Sector: P2 Main Branch
Special Area: N/A

ADOPTED PLAN MAP: N/A

ADOPTED PLAN RECOMMENDATION: Overview section for the Pohick Planning District and the introduction to the P2 Main Branch Community Planning Sector

PROPOSED PLAN AMENDMENT: Provides additional information to the Overview Section for the Pohick Planning District and the P2 Main Branch Community Planning Sector to place greater emphasis on environmental issues and enforcement of the Chesapeake Bay Preservation Ordinance

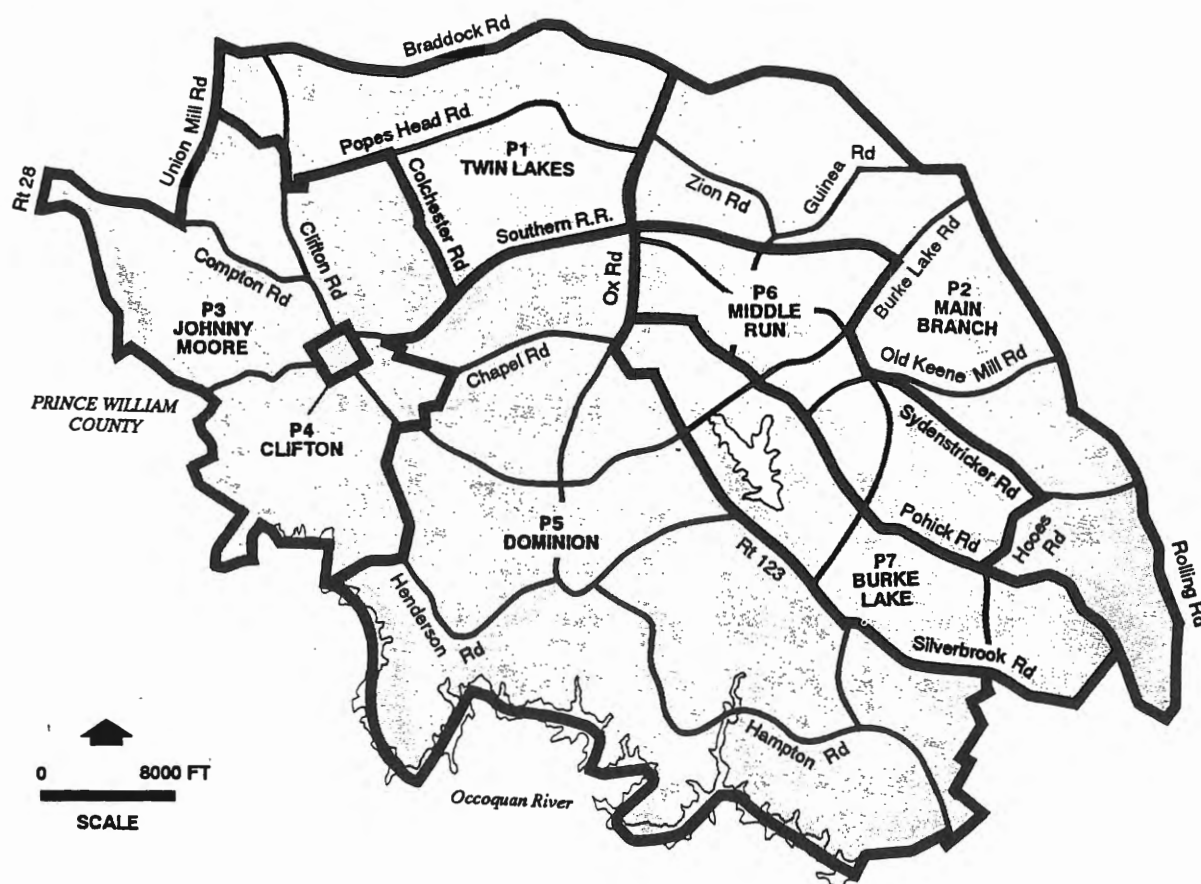
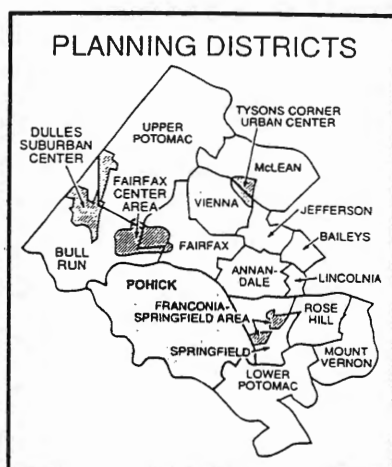
CRITICAL ISSUES:

- Environmental preservation
- Preserving the semi-rural character of the area
- Compliance with the Chesapeake Bay Preservation Ordinance

SUMMARY OF STAFF RECOMMENDATION:

☐ Approve Nomination as submitted
☒ Approve Staff Alternative
☐ Retain Adopted Plan

In general, existing environmental policy and regulations address the nomination's concerns. However, a staff alternative with specific language reflecting aspects of the nomination is provided.



**FAIRFAX
COUNTY**

**COMMUNITY PLANNING SECTORS
POHICK PLANNING DISTRICT**

CONTEXT

General Location

The subject property includes the entire Pohick Planning District

Planned and Existing Land Use and Zoning

N/A

PLANNING HISTORY SINCE JANUARY 1994

N/A

CURRENT COMPREHENSIVE PLAN RECOMMENDATION

Page 325, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Pohick Planning District, Overview:

“The Pohick Planning District is located in the southwest portion of Fairfax County. It is bounded on the north by Braddock Road, on the east by Rolling Road, on the southeast by the District of Columbia Department of Corrections facility, and on the southwest by the Occoquan River, Bull Run, Centreville Road, Compton Road, and Union Mill Road. (See Figure 95.)

The Pohick Planning District is primarily a residential area. Generally, the area east of Ox Road has developed in a typical suburban fashion, with predominant uses being single-family detached houses and townhouses, as well as supporting commercial and institutional uses. The western portion of the District, especially the area within the Occoquan Reservoir watershed, has been developed at a much lower density, with typical development being single-family houses on five-acre lots.

The Comprehensive Plan for the Occoquan watershed within the Pohick Planning District provides for a rural character by maintaining a very low density development pattern. This very low density pattern provides reasonable use of the property and serves as a land use Best Management Practice (BMP) to manage, in conjunction with storm water management facilities (structural BMPs), the quality of water that ultimately enters the Occoquan Reservoir, thereby positively contributing to the quality of water in the reservoir. The reservoir is a major source of drinking water for the County and other jurisdictions, and the reservoir is an environmentally important feature and source of recreation for the public.

Preservation of the water quality is of significant value to the public health and welfare. In addition to water quality benefits, very low density residential development (.1-.2 dwelling unit per acre or five- and ten-acre lots), when applied to the general Occoquan area, preserves

large lot development opportunities and assures compatibility with the character of the existing residential development. More importantly, it allows the County to concentrate limited public resources for public facilities, transportation and public utilities in those areas of the County planned for higher intensity development. Public revenue may be more economically and efficiently used by targeting these resources to planned centers that are expected to provide for employment and affordable housing opportunities in accordance with the Policy Plan and Concept for Future Development.

The County has adopted a sewer service area map which defines areas where public sewer is planned to be permitted. Each of the following sectors within the Pohick Planning District, Twin Lakes (P1), Johnny Moore (P3), Clifton (P4), and Dominion (P5), have either part or all of their land area which is not shown within the approved sewer service area. These lands are planned for uses which do not require public sewer service and may be developed in residential densities or in non-residential uses which do not require public sewer service."

Page 348, Area III volume of the Comprehensive Plan, 1991 Edition as amended through June 26, 1995, Pohick Planning District, P2 Main Branch Community Planning Sector, Character:

"This sector encompasses over 6,500 acres in the eastern portion of the Pohick Planning District. It is one of the more intensely developed sectors within Pohick. While most of the area has been developed since the mid-1960s, some older housing, typical of the area's rural history, remains. A number of neighborhood-serving commercial uses, as well as public facilities and institutional uses, are also located in this sector."

Page 348 of the Area III Volume of the Comprehensive Plan, as amended through June 26, 1995, Pohick Planning District, P2 Main Branch Community Planning Sector, Recommendation/Land Use:

"The Main Branch Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type, and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

Page 351, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Pohick Planning District, P2 Main Branch Community Planning Sector, Recommendations/Transportation:

"... The recommendations contained in the Area Plan text and maps, the Policy Plan and Transportation Plan map, policies and requirements of the Public Facilities Manual, the Zoning Ordinance, and other standards will be utilized in the evaluation of development proposals."

PROPOSED PLAN AMENDMENT

The nomination proposes additional language to the Overview Section for the Pohick Planning District and for the P2 Main Branch Community Planning Sector to place greater emphasis on environmental issues.

CRITICAL ISSUES

- Environmental preservation.
- Preserving the semi-rural character of the area.
- Compliance with the Chesapeake Bay Preservation Ordinance.

ANALYSIS

The nomination proposes adding language to the Comprehensive Plan emphasizing environmental issues in the introduction to the Pohick Planning District section of the Area III Plan. Additions A, B, and C, as proposed in the attached nomination, offer more detailed information on watersheds within the Pohick Planning District and recommendations relative to preserving the quality of these watersheds and the semi-rural character of the area. Proposed addition D recommends that transportation project proposals satisfy Chesapeake Bay Preservation Ordinance requirements. Proposed addition E references "wildlife habitats" and "rural landscape" noting that they "must" be preserved in their natural state. Proposed inserts F, G, and H repeat the above recommendations but in the context of the P2 Main Branch Community Planning Sector.

These proposed additions are redundant. The watershed and character issues are already addressed in the Policy Plan and standards for road construction and associated water quality management practices by the review processes established by County's Chesapeake Bay Preservation Ordinance.

Further, the proposed requirement to identify and preserve wildlife habitats and rural landscapes is a complex and highly technical process. Without specific definitions and criteria, this is difficult and may impose undue standards for preservation on property owners seeking to develop their land. In its broadest interpretation any tree, trail, or open space could be identified as a wildlife habitat or rural landscape. Using the County's current definitions, policies, and procedures relative to Environmental Quality Corridors, Resource Protection Areas, and Greenways would be a more comprehensive and precise method for identifying and protecting these important natural resources.

Nomination inserts D and H regarding transportation improvements and compliance with the Chesapeake Bay Preservation Act regulations may not be appropriate for inclusion in the Comprehensive Plan and, even if included, may not achieve the desired results for the following reasons:

- The Fairfax County Code, Article 5, Section 118.5.5, provides exemptions for various activities including "the construction, installation, operation, and maintenance . . . of public roads and their appurtenant structures in accordance with the Erosion and Sediment Control Law (Code of Virginia, Section 10.1-560, et seq.) and with Chapter 104 of the Fairfax County Code;
- The placement of this requirement in the Comprehensive Plan has the potential to cause delays in implementing planned road improvements and would not be productive in view of

the exemption clause cited above; and

- The Policy Plan contains objectives and policies that adequately address concerns of a similar nature to those in the nomination.

RECOMMENDATION

Based on the above analysis, staff recommends that the nomination as proposed be denied. However, a staff alternative is recommended with specific language to reflect aspects of the nomination that provide additional information on watersheds within this area and provide policy guidance concerning infill development. (Text recommended for addition is indicated by underline. Text recommended for deletion is indicated by ~~overstrike~~.)

PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN

ADD: Page 325, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Pohick Planning District, Overview--a new paragraph to follow the second paragraph:

"The Pohick Planning district is composed of two important watersheds. These are the Occoquan River, with tributaries draining west from Ox Road, and Pohick Creek, with tributaries draining east from Ox Road. Both watersheds drain to the Potomac River and Chesapeake Bay."

ADD: Page 327, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Pohick Planning District, Major Objectives-- a fifth and sixth bullet point:

- "• Protect the Pohick Creek watershed and its tributaries, the Sideburn and Rabbit Branches.
- Preserve the existing semi-rural, treed suburban character of residential areas in the Pohick watershed."

ADD: Page 348, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Pohick Planning District, Main Branch Community Planning Sector, Character--a new paragraph after the first paragraph:

"The sector includes the Sideburn and Rabbit Branches of the Pohick Creek watershed, portions of which are Environmental Quality Corridors and Resource Protection Areas with forested natural habitats. In addition, a remarkable amount of treed landscape remains in older neighborhoods which, when combined with the stream valleys, contributes to the rural character of the residential areas."

ADD: Page 348, Area III volume of the Comprehensive Plan, 1991 Edition as amended through June 26, 1995, Main Branch Community Planning Sector, Recommendations, Land Use--after the first paragraph a second paragraph:

“Further infill development in the vicinity of the Pohick Creek tributaries should be compatible with adjacent residential development as well as provide a balance between the built and natural environments.”

The Comprehensive Plan Map would not change.

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FOR STAFF USE ONLY

Supervisor District: _____

Date Received / Number: _____

APR Number 97-III-13P

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force

4414 Holborn Avenue, Annandale, VA 22003

Signature of Nominator/Agent: Sharon Bulova, m

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: N/A

Address: _____

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): Braddock and Springfield

Street address of nomination: N/A

Tax map identification and parcel number(s): N/A

Total number of parcels: unknown

Total acreage/square feet of nomination: unknown

Neighborhood Consolidation Proposal: _____ (Yes) x (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see instructions for additional submission requirements.

Continued on following page

Section 4. EXISTING USE

Current Comprehensive Plan designation: N/A

Current Zoning Designation: N/A

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: additions to overview

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): _____

Current Comprehensive Plan designation: _____

Proposed Plan designation: _____

Specify distance or length of proposal (in feet or miles): _____

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): _____

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: see attachment

☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

**97-III-13P
Page 2 of 3**

Pohick Planning District-Overview Inserts
(Pohick Planning District-Wide)

Insert A (p. 325, after 2nd paragraph). The Pohick Planning District is composed of two important watershed, (1) the Occoquan, with tributaries draining west from Ox Road, and (2) the Pohick, with tributaries draining east from Ox Road. Both are critical watershed, drain to the Potomac River, and are protected by the Chesapeake Bay Preservation Act, adopted by the State in 1987, in the form of the Fairfax County Chesapeake Bay Preservation Ordinance, adopted by the County in 1991.

Insert B (p. 325, after 4th paragraph). The Comprehensive Plan for the Pohick Watershed within the Pohick Planning District should maintain the existing balance between open space and the built environment to preserve the character of the area and the quality of the watershed.

Insert C (p. 327 in Major Objectives). (*) Protect the Pohick Creek watershed, and its tributaries, the Sideburn and Rabbit Branches. (*) Preserve the existing semi-rural, treed suburban character of the Pohick Watershed residential areas.

Insert D (p. 327, after 2nd paragraph of Transportation Recommendations). All traffic recommendations and improvements must satisfy the Chesapeake Bay Preservation Act regulations regarding roads through Resource Protection Areas.

Insert E (p. 330, after 1st paragraph on Environment). The wildlife habitats and rural landscape surrounding the Pohick Creek tributaries must also be preserved in their natural state.

P2 Planning Sector Inserts
(P2 Planning Sector-Wide)

Insert F (p. 348, after paragraph 1.) The sector is dominated by the Sideburn and Rabbit Branches of the Pohick Creek watershed, providing significant Environmental Quality Corridors (EQCs) of forested natural habitats. In addition, a remarkable amount of treed landscape remains in the older neighborhoods, which when combined with the stream valleys contributes greatly to the unique rural character of the residential areas.

Insert G (p. 348, after paragraph 1, under Land Use). Any new development should be sensitive to the Pohick Creek tributaries and the existing scale and balance between the built environment and the natural environment.

Insert H (p. 351, after last paragraph). All transportation improvements should be sensitive to the Pohick Stream Valley System and in accord with all provisions of the Chesapeake Bay Preservation Act and regulations.

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STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK, MASON

APR ITEM #: 97-CW-11ED

NOMINATOR: Fairfax County Office of Comprehensive Planning (OCP)

ACREAGE: N/A

TAX MAP I.D. NUMBER: N/A

GENERAL LOCATION: Annandale Planning District

PLANNING AREA: Area III
District: Annandale
Sector: N/A
Special Area: N/A

ADOPTED PLAN MAP: N/A

ADOPTED PLAN RECOMMENDATION: N/A

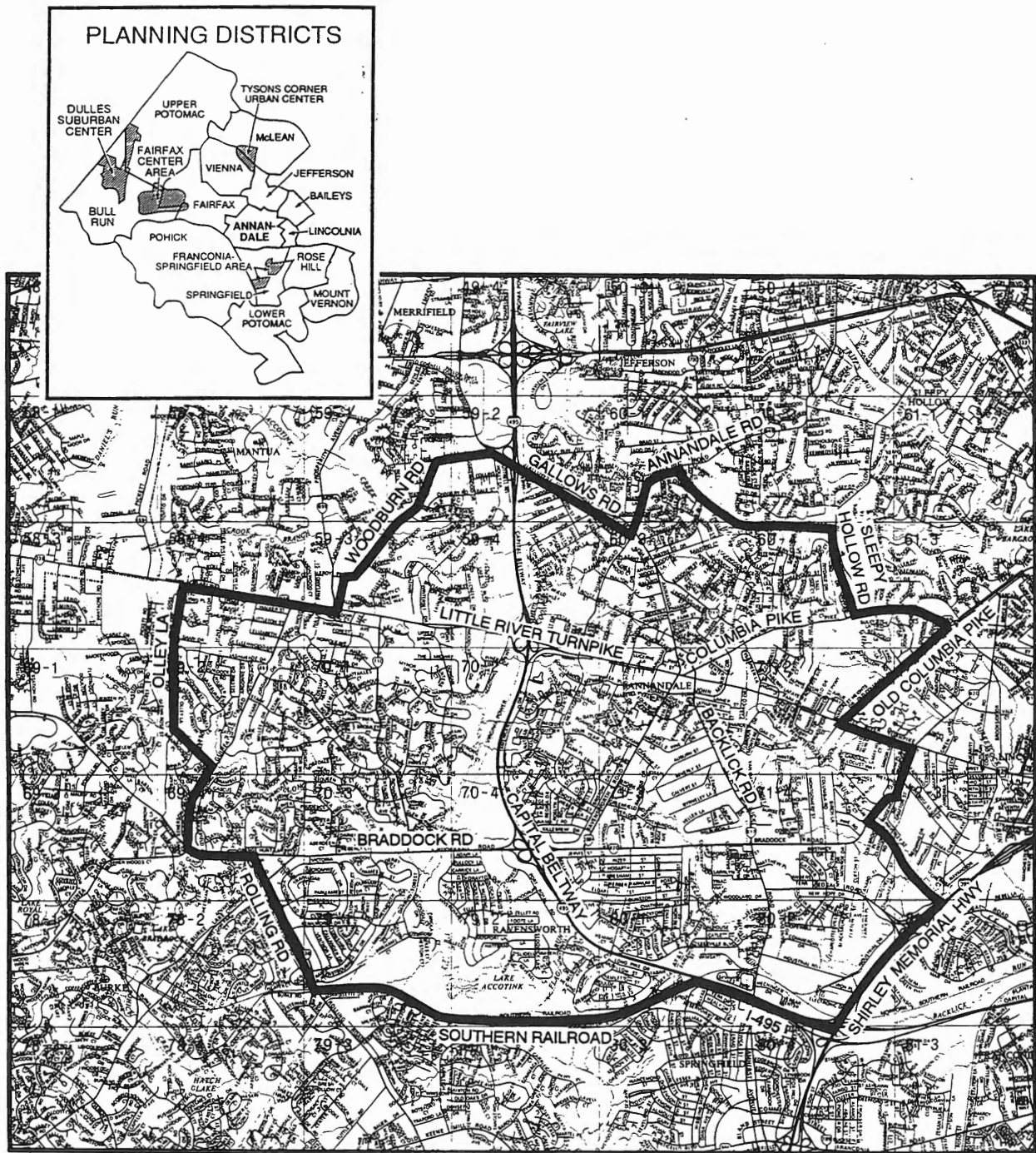
PROPOSED PLAN AMENDMENT: The proposed plan amendment by OCP staff is editorial in nature.

EXAMPLES OF PROPOSED CHANGES:

- Deleting or updating obsolete information
- Correcting typographical, grammatical, and naming errors
- Clarifying text to achieve better understanding
- Correcting and clarifying maps or figures
- Updating parcel numbers changed as a result of subdivision or consolidation

SUMMARY OF STAFF RECOMMENDATION:

☒ Approve Nomination as submitted
☐ Approve Staff Alternative
☐ Retain Adopted Plan



**FAIRFAX
COUNTY**

ANNANDALE PLANNING DISTRICT

FOR STAFF USE ONLY

Supervisor District: COUNTYWIDE (Braddock + Mason)

Date Received/Number: 3-31-97

APR Number **97-CW-11ED**

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK: (Attach no more than five (5) additional sheets for further explanation). Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Office of Comprehensive Planning Daytime Phone: (703) 324-1210

Address: 12055 Government Center Parkway, Suite 730

Fairfax, VA 22035

Signature of Nominator/Agent: *Sterling F. Wheeler*
Sterling F. Wheeler, Chief, Policy and Plan Development Branch, OCP

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above (nomination void without submission of receipt of notification by certified letter).

Name: N/A

Address: N/A

Postmarked Certified Mail Receipt Number(s): _____

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): Braddock and Mason

Street address of nomination: N/A

Tax map identification and parcel number(s): N/A

Total number of parcels: N/A

Total acreage/square feet of nomination: N/A

Neighborhood Consolidation Proposal: _____ (Yes) ☒ (No) ☐

(For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.)

Section 4. EXISTING USE

Current Comprehensive Plan designation: N/A

Current Zoning Designation: N/A

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: This nomination proposes text updates, figure revisions, and editorial changes. See attachments.

Section 6. MAP OF SUBJECT PROPERTY

Attach a map clearly outlining in black ink the property of the proposed Plan amendment. The map must be no larger than 8.5 x 11 inches.

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): N/A

Current Comprehensive Plan designation: N/A

Proposed Plan designation: N/A

Specify distance or length of proposal (in feet or miles): N/A

List relevant streets or landmarks: N/A

Specify beginning and end points (trails items): N/A

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.
Explanation: The proposed text updates, figure revisions, and editorial changes are needed to make the Annandale District planning recommendations more accurate and easier to understand.

☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.
Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

Proposed Editorial Changes to the Annandale District Text and Map

1. **MODIFY:** Page 17 of the Area I Volume, Annandale Planning District, Overview Section, second paragraph by updating the population numbers to read:

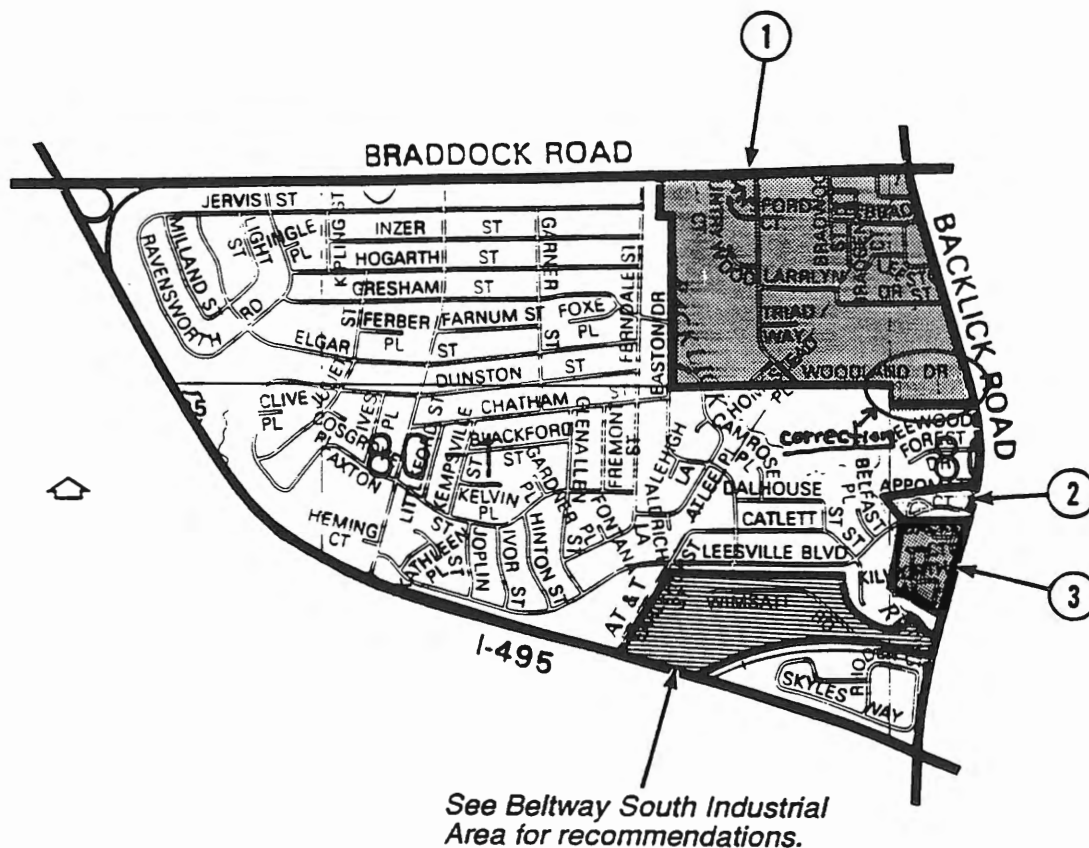
“ . . . with a population of 62,635 in 1970, 66,466 in 1980, 66,329 in 1990, and 67,635 in 1995. The population”
2. **MODIFY:** Page 24 of the Area I Volume, Annandale Planning District, District-Wide Recommendations, Heritage Resources Section, first paragraph by correcting the County office reference to read:

“ . . . For information about these and other historic sites, consult the Fairfax County ~~Heritage Resources~~ Office of Comprehensive Planning.”
3. **MODIFY:** Page 39 of the Area I Volume, Annandale Planning District, Beltway South Industrial Area, Recommendations Section, Land Use, Land Unit B, last two sentences by updating the status of the tract and combining the two sentences to read:

“ . . . the vacant tract owned by WMATA (the regional transit authority): A a portion of the tract is being which has been developed as sold to Fairfax County for a commuter rail facility.
4. **MODIFY:** Page 75, of the Area I Volume, Annandale Planning District, A5 North Springfield Community Planning Sector, Figure 35. Reconfigure area (1) to include parcel 80-2 ((4)) 7 at the intersection of Backlick Road and Woodland Drive, as shown on the attached sheet.
5. **MODIFY:** Page 88, of the Area I Volume, Annandale Planning District, A7 Wakefield Chapel Community Planning Sector, Recommendations Section, Land Use Item 6, first and second sentences by adding Tax Map references to read:

“Parcel 69-4 ((6)) Lot 170 should have access only to Red Fox Drive. If parcel 69-4 ((6)) Lot F is developed, all dwellings”

A5 NORTH SPRINGFIELD COMMUNITY PLANNING SECTOR



STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-CW-24T

NOMINATOR(S): Supervisor Sharon Bulova

ACREAGE: NA

TAX MAP I.D. NUMBER(S): Tax Maps 77-2 and 78-1

GENERAL LOCATION: Guinea Road between Pommeroy Drive and New Guinea Road

PLANNING AREA(S): Area III
District(s): Pohick
Sector: P2 Main Branch
Special Area(s): N/A

ADOPTED PLAN MAP: Page 328, Area III volume of the Comprehensive Plan, as amended through 1996, Pohick Planning District, Figure 96, Countywide Transportation Recommendations; pages 352 and 354, P2 Main Branch Community Planning Sector, Figure 108, Transportation Recommendation and, Figure 110, Road Alignment Recommendations, show a 4-lane recommendation for this section of Guinea Road.

ADOPTED PLAN RECOMMENDATION: NA

PROPOSED PLAN AMENDMENT: Guinea Road should be engineered with curb and gutter, minimum lane widths, elimination of raised median, and an elevated roadway at Rabbit Branch to provide for movement of wildlife

CRITICAL ISSUES:

- Guinea Road widening to 4-lanes is in the VDOT 6-Year Program for funding in 1999-2000 for preliminary engineering
- An elevated roadway or bridge over Rabbit Branch will be part of the environmental review in design phase scheduled to begin in the 1999-2000 time frame
- These are specific engineering issues to be determined in the design and design public hearing processes and are not appropriate to address in the Area Plans Review

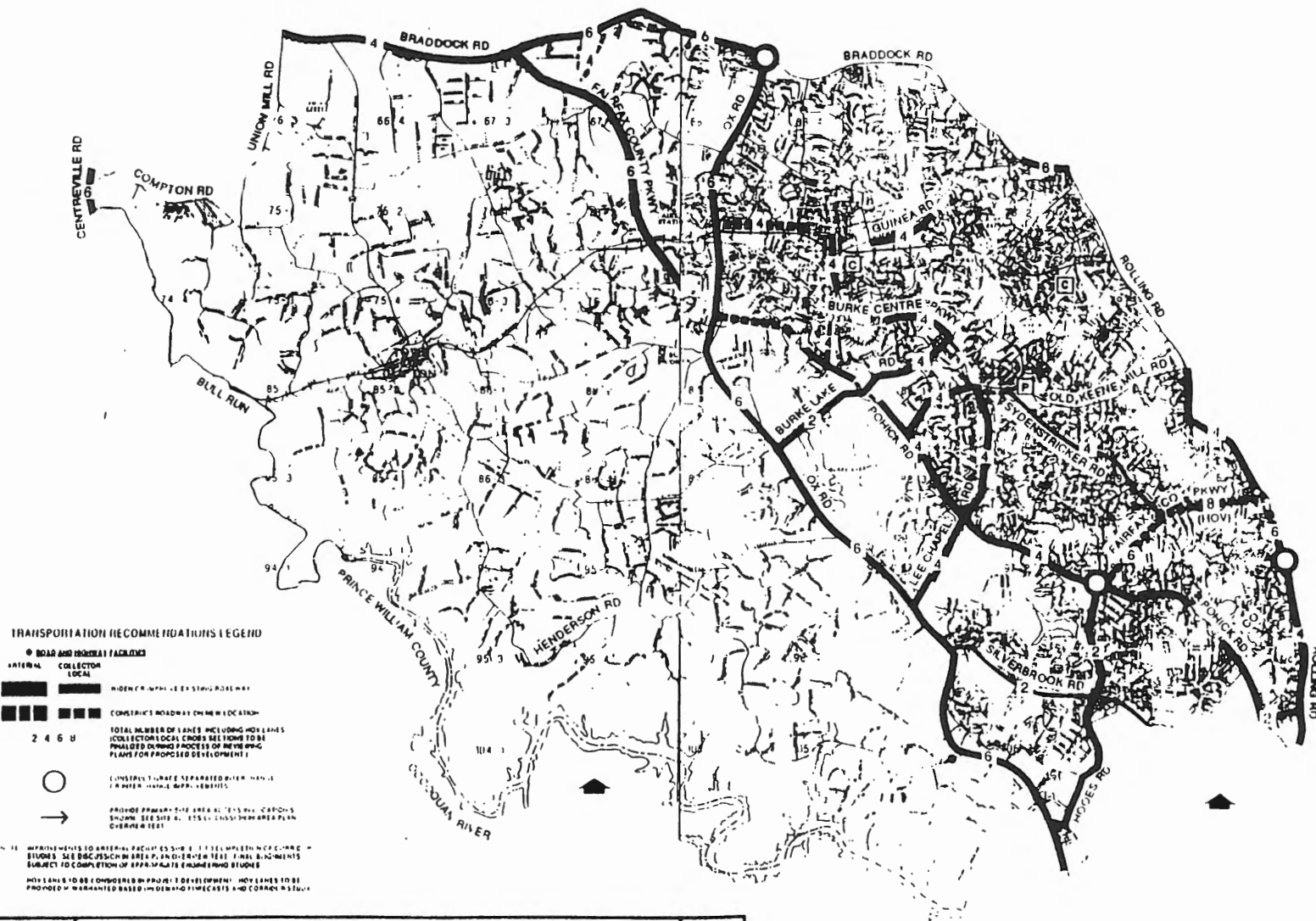
SUMMARY OF STAFF RECOMMENDATION:

☐ Approve Nomination as submitted
☐ Approve Staff Alternative
☒ Retain Adopted Plan

CURRENT PLAN

DETAILED LOCATION MAP FOR SUBJECT AREA AND ADOPTED PLAN MAP
RECOMMENDATIONS FOR SUBJECT AREA AND ADJACENT AREAS.

APR ITEM #
97-CW-24T



**FAIRFAX
COUNTY**

COUNTYWIDE TRANSPORTATION RECOMMENDATIONS
POHICK PLANNING DISTRICT
(SEE SECTOR MAPS FOR DETAILED TRANSPORTATION RECOMMENDATIONS)

FIGURE
96

**DETAILED LOCATION MAP FOR SUBJECT AREA AND ADOPTED PLAN MAP
RECOMMENDATIONS FOR SUBJECT AREA AND ADJACENT AREAS.**

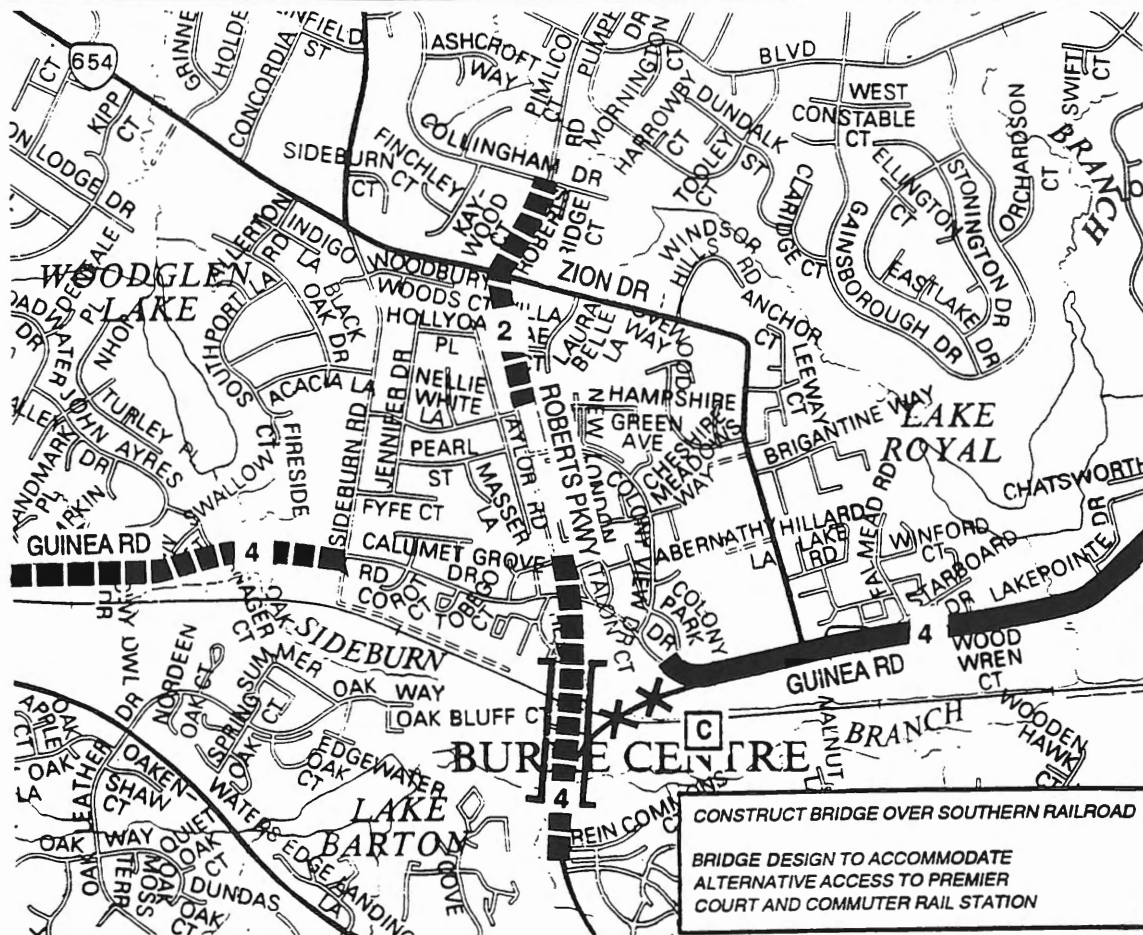
P2
MAIN BRANCH COMMUNITY PLANNING SECTOR



FIGURE
108

CURRENT PLAN
DETAILED LOCATION MAP FOR SUBJECT AREA AND ADOPTED PLAN MAP
RECOMMENDATIONS FOR SUBJECT AREA AND ADJACENT AREAS.

APR ITEM #
 97-CW-24T



TRANSPORTATION RECOMMENDATIONS LEGEND

● **PUBLIC TRANSPORTATION FACILITIES** (SEE PLAN OVERVIEW TEXT)

- T** TRANSIT TRANSFER CENTER (NO PARKING)
- R** RAIL STATION
- P** COMMUTER PARKING LOT
- C** COMMUTER RAIL STATION
- M** METRO STATION

● **ROAD AND HIGHWAY FACILITIES**

- ARTERIAL COLLECTOR LOCAL
- WIDEN OR IMPROVE EXISTING ROADWAY
- CONSTRUCT ROADWAY ON NEW LOCATION
- TOTAL NUMBER OF LANES, INCLUDING HOV LANES (COLLECTOR/LOCAL CROSS SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT.)
- 2 4 6 8
- CONSTRUCT GRADE-SEPARATED INTERCHANGE OR INTERCHANGE IMPROVEMENTS
- PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATION(S) SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN OVERVIEW TEXT.

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.

HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.

**FAIRFAX
 COUNTY**

ROAD REALIGNMENT RECOMMENDATIONS
 P2 COMMUNITY PLANNING SECTOR

FIGURE
 110

CONTEXT

General Location:

The nomination concerns Guinea Road between Pommeroy Drive and New Guinea Road.

PLANNING HISTORY SINCE JANUARY 1994

No changes were proposed for Guinea Road in the 1994 APR Process or as an Out-of-Turn Plan Amendment since January 1, 1994.

PROPOSED PLAN AMENDMENT

"Text Amendment: The portion of Guinea Road between Pommeroy Drive and the Guinea Road traffic circle is planned to be widened from two lanes to four lanes with an estimated completion date of 2006. There is currently very little room for widening to take place without severely reducing wooded buffers on the southern side of Guinea Road which insulate the primarily residential character of the area from industrial sites. In order to preserve buffering to the maximum extent possible, Guinea Road should be engineered to require as little of the right-of-way as possible through the use of curb and gutter, the elimination of a raised median, and minimum lane widths. Additionally, reconstruction of Guinea Road as a result of widening should take into consideration the need to mitigate existing and potential adverse impacts on the Rabbit Branch RPA and provide for the movement of wildlife along the Pohick Stream valley through construction of an elevated roadway."

"Text Amendment: Parcel 78-1-2/PRC is recognized as an integral part of the Pohick Valley stream corridor, connecting the Rabbit Branch stream valley and Royal Lake with the remainder of the Pohick Valley stream corridor. As constructed, Guinea Road does not allow for the movement of wildlife along the stream valley, resulting in attempts by wildlife to cross congested Guinea Road. Reconstruction of Guinea Road as a result of widening should take into consideration the need to provide for the movement of wildlife along the Pohick Stream valley. This should be accomplished through the construction of an elevated roadway (a bridge as opposed to the existing earthen embankment) and the scarification of the existing earthen embankment where Rabbit Branch crosses under Guinea Road."

CURRENT COMPREHENSIVE PLAN RECOMMENDATION(S)

Page 329, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Pohick Planning District, Figure 96, Countywide Transportation Recommendations; page 352, P2 Main Branch Community Planning Sector, Figure 108, Transportation Recommendations; page 354, P2 Community Planning Sector, Figure 110, Road Realignment Recommendations, designate Guinea Road as widened or improved to 4-lanes between Pommeroy Drive and New Guinea Road.

CRITICAL ISSUES

- Guinea Road widening to 4-lanes is the VDOT 6-Year Program for funding in 1999-2000 for preliminary engineering.
- An elevated roadway or bridge over Rabbit Branch will be part of the environmental review in the design phase.
- These are specific engineering issues which are not appropriate to address in the Area Plans.

ANALYSIS

The widening of Guinea Road from 2-lanes to 4-lanes between Pommeroy Drive and Roberts Parkway was added to the Virginia Department of Transportation Six-Year Improvement Program in November 1995. This project is needed in conjunction with the Roberts Parkway bridge over the Southern Railroad to accommodate the traffic volumes generated in the Burke Center Area and to provide improved access to the Burke Center VRE Station. The project is funded for preliminary engineering in fiscal year 1999-2000. Part of this design phase is an environmental review scheduled to begin also in the 1999-2000 time frame.

The environmental review will include identification, study and consideration of any existing or potential adverse impacts of the reconstruction to 4-lanes on the Rabbit Branch Resource Protection Area (RPA) and its wildlife, and the other areas adjacent to the project. At that time any measures necessary to mitigate identified impacts will be determined, including any need for an elevated roadway or bridge.

The design process takes into consideration the results of the environmental review, the forecasted traffic volumes, safety issues and comments received during the design public hearing. Issues such as the use of curb and gutter, minimum lane widths, and the elimination of a raised median, which are proposed in the nomination, are specific engineering issues which are determined in the design and design public hearing processes. These engineering decisions are made only after various studies are done to identify and evaluate all the pertinent facts needed to determine the design features of the proposed project. Location and design public hearings on the proposed project are held by VDOT to provide an opportunity for citizens in the community to review the proposed project plans and make their comments and suggestions. Specific design issues are decided during these prescribed processes and it is not appropriate to address them in the Comprehensive Plan.

RECOMMENDATION

Staff recommends retaining the adopted Comprehensive Plan.

FOR STAFF USE ONLY

Supervisor District: Braddock

Date Received/Number: _____

APR Number 97-CW-24T

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force

4414 Holborn Avenue, Annandale, VA 22003

Signature of Nominator/Agent: Sharon Bulova

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: Board of Supervisors and/or VDOT

Address: _____

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): _____

Street address of nomination: _____

Tax map identification and parcel number(s): _____

Total number of parcels: _____

Total acreage/square feet of nomination: _____

Neighborhood Consolidation Proposal: _____ (Yes) _____ (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

97-CW-24T

Page 1 of 3

Continued on following page

11

137

Detach here or use a photocopy of this form

Section 4. EXISTING USE

Current Comprehensive Plan designation: _____

Current Zoning Designation: _____

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: _____

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): Braddock

Current Comprehensive Plan designation: minor arterial -type B

Proposed Plan designation: see recommendation

Specify distance or length of proposal (in feet or miles): Guinea Rd. unknown length

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): Guinea Rd. from Pommeroy Drive to New Guinea
Road - tax map 78-1 and 77-2

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: see rationale

- ☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505

97-CW-24T

Page 2 of 3

**Guinea Road from Pommeroy Drive to New Guinea Road
(Tax Map 78-1 and Tax Map 77-2)**

Location

Guinea Road between Pommeroy Drive and the Guinea Road traffic circle.

Recommendation

Text Amendment: The portion of Guinea Road between Pommeroy Drive and the Guinea Road traffic circle is planned to be widened from two lanes to four lanes with an estimated completion date of 2006. There is currently very little room for widening to take place without severely reducing wooded buffers on the southern side of Guinea Road which insulate the primarily residential character of the area from industrial sites. In order to preserve buffering to the maximum extent possible, Guinea Road should be engineered to require as little of the right-of-way as possible through the use of curb and gutter, the elimination of a raised median, and minimum lane widths. Additionally, reconstruction of Guinea Road as a result of widening should take into consideration the need to mitigate existing and potential adverse impacts on the Rabbit Branch RPA and provide for the movement of wildlife along the Pohick Stream valley through construction of an elevated roadway.

Text Amendment: Parcel 78-1-2/PRC is recognized as an integral part of the Pohick Valley stream corridor, connecting the Rabbit Branch stream valley and Royal Lake with the remainder of the Pohick Valley stream corridor. As constructed, Guinea Road does not allow for the movement of wildlife along the stream valley, resulting in attempts by wildlife to cross congested Guinea Road. Reconstruction of Guinea Road as a result of widening should take into consideration the need to provide for the movement of wildlife along the Pohick Stream valley. This should be accomplished through the construction of an elevated roadway (a bridge as opposed to the existing earthen embankment) and the scarification of the existing earthen embankment where Rabbit Branch crosses under Guinea Road.

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STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-CW-25T

NOMINATOR(S): Supervisor Sharon Bulova

ACREAGE: NA

TAX MAP I.D. NUMBER(S): Tax Maps 68-1, 68-3, 77-1, 77-3

GENERAL LOCATION: Ox Road (Route 123) from City of Fairfax to Fairfax County Parkway

PLANNING AREA(S): Area II, Area III
District(s): Fairfax, Pohick
Sector: F7 George Mason, P1 Twin Lakes, P2 Main Branch, P5 Dominion, P6 Middle Run
Special Area(s): N/A

ADOPTED PLAN MAP: Area II volume of the Comprehensive Plan, as amended through June 26, 1996, Fairfax Planning District, Figure 5, Countywide Transportation Recommendations; F7 George Mason Community Planning Sector, page 84, Figure 37, Transportation Recommendations; page 85, Figure 38, Interchange Recommendations;

Area III volume of the Comprehensive Plan, as amended through June 26, 1996, Pohick Planning District, page 343, Figure 96, Countywide Transportation Recommendations; page 343, P1 Twin Lakes Community Planning Sector, Figure 103, Transportation Recommendations; page 344, Figure 104, Interchange Recommendations; page 352, P2 Main Branch Community Planning Sector, Figure 108 Transportation Recommendations; page 353, Figure 109, Interchange Recommendations; page 378, P5 Dominion Community Planning District, Figure 123, Transportation Recommendations; and page 387, P6 Middle Run Community Planning Sector, Figure 129, Transportation Recommendations.

ADOPTED PLAN RECOMMENDATION: 6-lanes between Braddock Road and the Prince William County line.

PROPOSED PLAN AMENDMENT: 4-lanes between the City of Fairfax and the Fairfax County Parkway. Remove the 6-lane designation in this area.

CRITICAL ISSUES:

- Transportation Plan is proposed to address projected travel demand for future conditiona, not present ones
- Traffic projections upon which the need for 6 lanes was based assumed other highway improvements were also in place

APR ITEM #
97-CW-25T

SEE MAP ENLARGEMENT FOR DETAILS IN THIS AREA

RT 123

SPADOCK ROAD

SOUTHERN R.R.

LEE BURKE LANE RD.

OLD KEENE MILL RD.

SYDENSTRICKER ROAD

ROLLING ROAD

POPICK ROAD

8 (HOV)

6

2

PROVIDE COMMUTER RAIL SERVICE

SEE MAP ENLARGEMENT FOR DETAILS IN THIS AREA

SEE MAP ENLARGEMENT FOR DETAILS IN THIS AREA

PRIMARY HIGHWAY SERVICE DRIVE ORDINANCE REQUIREMENT (SEE AREA PLAN OVERVIEW TEXT)

A CORRIDOR STUDY MUST BE DONE BEFORE SIX LANES ON ROUTE 123 CAN BE CONSIDERED. THIS STUDY SHOULD EXPLORE NOT ONLY ALTERNATIVE ROUTES, BUT ALSO ADDITIONAL TRANSIT SERVICES AND CARPOOLING INCENTIVES.

TRANSPORTATION RECOMMENDATIONS LEGEND

● ROAD AND HIGHWAY FACILITIES

ARTERIAL	COLLECTOR LOCAL	
[Thick solid black bar]	[Thin solid black bar]	WIDEN OR IMPROVE EXISTING ROADWAY
[Dashed thick black bar]	[Dashed thin black bar]	CONSTRUCT ROADWAY ON NEW LOCATION
2 4 6 8		TOTAL NUMBER OF LANES, INCLUDING HOV LANES (COLLECTOR/LOCAL CROSS SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT)
[Circle with crosshair]		CONSTRUCT GRADE-SEPARATED INTERCHANGE OR INTERCHANGE IMPROVEMENTS
[Arrow]		PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATION(S) SHOWN; SEE SITE ACCESS DISCUSSION IN AREA PLAN OVERVIEW TEXT

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.

HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY.

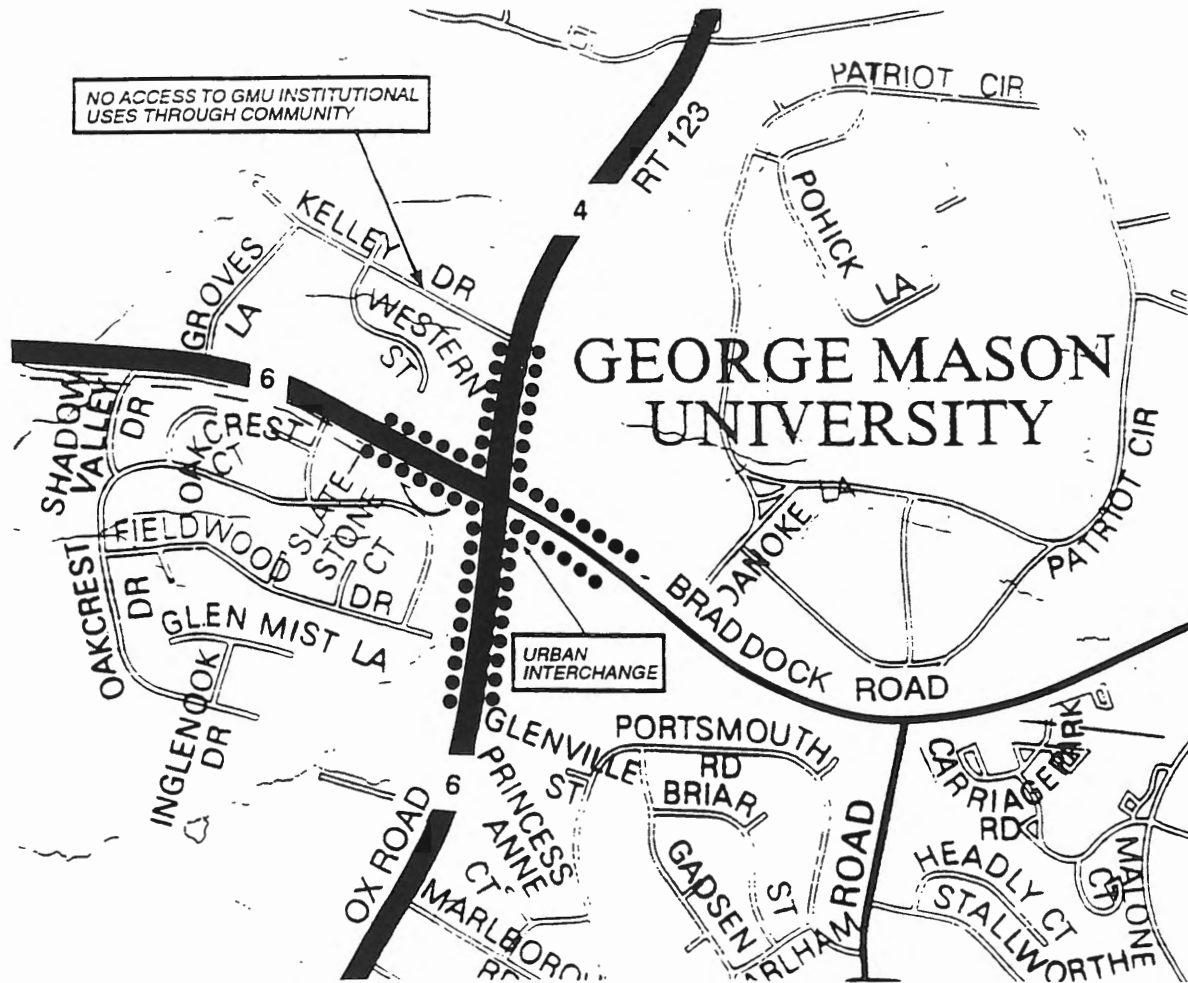
● PUBLIC TRANSPORTATION FACILITIES (SEE PLAN OVERVIEW TEXT)

T	TRANSIT TRANSFER CENTER (NO PARKING)
R	RAIL STATION
P	COMMUTER PARKING LOT
C	COMMUTER RAIL STATION
M	METRO STATION

CURRENT PLAN

DETAILED LOCATION MAP FOR SUBJECT AREA AND ADOPTED PLAN MAP
RECOMMENDATIONS FOR SUBJECT AREA AND ADJACENT AREAS.

APR ITEM #
97-CW-25T

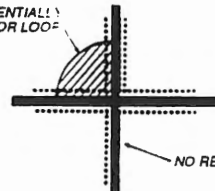


KEY TO INTERCHANGE ENLARGEMENTS

CONCEPTUAL/FINAL PLANS
NOT AVAILABLE

FURTHER STUDY REQUIRED
TO ESTABLISH PRELIMINARY
CONCEPTS AND/OR LIMITS
OF RESTRICTED ACCESS

AREA POTENTIALLY
NEEDED FOR LOOP



NO RESTRICTED ACCESS



RESTRICTED ACCESS AREAS

CONTROL ACCESS IN VICINITY OF INTERCHANGE UNTIL DESIGN
IS APPROVED. SEE INTERCHANGE DISCUSSION IN AREA PLAN OVERVIEW TEXT.

**FAIRFAX
COUNTY**

INTERCHANGE RECOMMENDATIONS
P2 MAIN BRANCH COMMUNITY PLANNING SECTOR

FIGURE

109

- *Policy Plan* requires that "corridor studies" be conducted to document the need and investigate alternatives to proposed major improvements, prior to construction
 - Plan does not show 6-lanes between the City of Fairfax and Braddock Road
-

SUMMARY OF STAFF RECOMMENDATION:

☐ Approve Nomination as submitted
☐ Approve Staff Alternative
☒ Retain Adopted Plan

CONTEXT

General Location:

The nomination concerns Ox Road (Route 123) from the City of Fairfax to the Fairfax County Parkway.

PLANNING HISTORY SINCE JANUARY 1994

No changes were proposed for Ox Road (Route 123) in the 1994 APR Process or as an Out-of-Turn Plan Amendment since January 1, 1994.

PROPOSED PLAN AMENDMENT

Remove the 6-lane designation from the Transportation Recommendations in the Comprehensive Plan and from the Transportation Plan Map.

CURRENT COMPREHENSIVE PLAN RECOMMENDATION(S)

Ox Road (Route 123) is designated to be widened or improved to 6-lanes between Braddock Road and the Fairfax County Parkway on the following:

Page 23, Area II volume of the Comprehensive Plan, as amended through June 26, 1995, Fairfax Planning District, Figure 5, Countywide Transportation Recommendations; page 84, Figure 37, Transportation Recommendations for F7 George Mason Community Planning Sector; page 38, Figure 38, Interchange Recommendations, F7 George Mason Community Planning Sector; page 329, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Pohick Planning District, Figure 96, Countywide Transportation Recommendations; page 343, Figure 103, Transportation Recommendations for P1 Twin Lakes Community Planning Sector; page 344, Figure 104; Interchange Recommendations for P1 Twin Lakes Community Planning Sector; and the Transportation Plan Map.

It should be noted that the current Plan does not show the widening of Route 123 between Braddock Road and the City of Fairfax, although the nomination requested that the Plan be amended in this area.

CRITICAL ISSUES

- Transportation Plan is proposed to address projected travel demand for future conditions, not present ones
- Traffic projections upon which the need for 6 lanes was based assumed other highway improvements were also in place
- *Policy Plan* requires that "corridor studies" be conducted to document the need and investigate alternatives to proposed major improvements, prior to construction
- Plan does not show 6-lanes between the City of Fairfax and Braddock Road

ANALYSIS

The justification for this proposed amendment cites two reasons: lack of a need for six lanes in this area due to the planning and construction of other roadways in the area (Fairfax County Parkway, Burke Centre Parkway Extension, Shirley Gate Road Extension), and potential impacts on Saint Mary's Church Historic District. Neither of these reasons is sufficient to amend the Comprehensive Plan at this time, for the following reasons.

The 6-lane designation for Ox Road between Braddock Road and Prince William County was adopted to the Transportation Plan during the comprehensive update of the Plan in 1990-91 in conjunction with the *Planning Horizons* process. (It should be noted that the current Plan does not show a widening of Route 123 north of Braddock Road, as implied in the nomination). In conjunction with this major Plan update, future traffic projections for conditions in the County in the year 2010 were prepared. These projections were based on land uses and other transportation improvements included in the Plan. Thus, the projected need for six lanes on Route 123 recognizes the existence of the other highway improvements identified in the nomination. While it may appear that this capacity is not warranted at the present time, the previous forecasts indicate that additional growth will generate the need for this additional widening, even with these other roads in place.

Route 123 is a principal arterial with the primary function of carrying through traffic. Virginia Department of Transportation traffic projections prepared for the Route 123 improvement project forecast average daily traffic to reach 56,000 vehicles per day by 2020, indicating the need for a 6-lane roadway. Most arterial and major collector road Plan elements represent expressions of need and County policy with regard to these needs. Objective 5, Policy c of the Policy Plan states, "Recognize anticipated future levels of demand and operation conditions, as well as existing conditions, when making programming decisions." The Transportation Plan is intended to address the anticipated capacity requirements for the future, and future lane designations should not be removed.

Moreover, another policy which is firmly embedded in the *Policy Plan* is that "corridor studies" be performed prior to the initiation of major transportation improvements (see Objective 1b of the *Policy Plan*). This policy essentially requires that studies be performed to determine the need for the project and assess a reasonable range of alternatives. Should there be concerns in the future that the widening of Route 123 north of the Fairfax County Parkway is not necessary, the existing *Policy Plan* would require that sufficient justification be developed.

In addition, one of the features to be addressed in the corridor study is the environmental and socio-economic impact of the proposed project. More detailed evaluation of the potential impacts of the project on facilities such as Saint Mary's Church would be conducted at that time. It should be noted, however, that the existing right-of-way for Ox Road between Braddock Road and the Fairfax County Parkway varies in width from 120 to 200 feet. It is approximately 190 feet wide in the vicinity of the Saint Mary's Church Historic District which would appear to allow additional widening with no significant impact on the Historic District.

In summary, the nomination proposes limiting the planned capacity of this arterial facility to 4 lanes by deleting the 6-lane recommendation. However, projected travel demand for the year 2020 indicates the need for a future 6-lane facility, and provisions exist in the *Policy Plan* to conduct appropriate studies prior to initiating the 6-lane improvement. It is more prudent to continue to show the six lanes on the current Plan in recognition of this future need, than to amend the Plan at this time, then amend the Plan again at some point in the future to accommodate 6 lanes once the need becomes apparent. For these reasons, denial of the nomination is recommended.

RECOMMENDATION

Staff recommends retaining the adopted Comprehensive Plan.

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FOR STAFF USE ONLY

Supervisor District: Braddock

Date Received/Number: _____

APR Number 97-CW-25T

FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force
4414 Holborn Avenue, Annandale, VA 22003

Signature of Nominator/Agent: Sharon Bulova

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: Board of Supervisors and/or VDOT

Address: _____

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): _____

Street address of nomination: _____

Tax map identification and parcel number(s): _____

Total number of parcels: _____

Total acreage/square feet of nomination: _____

Neighborhood Consolidation Proposal: _____ (Yes) _____ (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

Section 4. EXISTING USE

Current Comprehensive Plan designation: _____

Current Zoning Designation: _____

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: _____

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): Braddock

Current Comprehensive Plan designation: arterial

Proposed Plan designation: see recommendation

Specify distance or length of proposal (in feet or miles): unknown length of Ox Road

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): Ox Rd. from City of Fairfax to Fairfax County
Parkway tax maps 68-1, 77-1, 77-3

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: see rationale

- ☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

97-CW-25T

Page 2 of 3

**Ox Road from City of Fairfax to the Fairfax County Parkway
(Tax Map 68-1, Tax Map 68-3, Tax Map 77-1, Tax Map 77-3)**

Location

Ox Road between the City of Fairfax line and the Fairfax County Parkway.

Recommendation

Map Amendment: Ox Road from the City of Fairfax line and the Fairfax County Parkway is currently built as four lanes divided. The Comprehensive Plan map should be amended to strike consideration of expanding Ox Road to six lanes divided.

Detailed Rationale

As a result of the completion of the Fairfax County Parkway, the extension of Burke Centre Parkway to connect with the Fairfax County Parkway, and the planned extension of Shirley Gate Road to connect with the Fairfax County Parkway, there is no longer a need for additional widening of Ox Road between the City of Fairfax line and the Fairfax County Parkway. In addition, additional widening of Ox Road would have significant negative impact on adjacent stable communities and the Saint Mary's Church Historic District.

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STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-CW-26T
97-CW-27T

NOMINATOR(S): Supervisor Sharon Bulova

ACREAGE: N/A

TAX MAP I.D. NUMBER(S): Tax Map 69-3

GENERAL LOCATION: Twinbrook Road between Braddock Road and Guinea Road, and Burke Road between Guinea Road and Burke Lake Road

PLANNING AREA(S): Area III
District(s): Pohick Planning District
Sector: P2 Main Branch Community Planning Sector
Special Area(s): N/A

ADOPTED PLAN MAP: N/A

ADOPTED PLAN RECOMMENDATION: N/A

PROPOSED PLAN AMENDMENT: Road alterations shall be allowed only to address specifically identified safety hazards. Nominate the corridor formed by Twinbrook Road, the section of Burke Road between Guinea Road and Burke Lake Road, and the segment of Guinea Road which connects these two routes, as a Virginia Byway.

CRITICAL ISSUES:

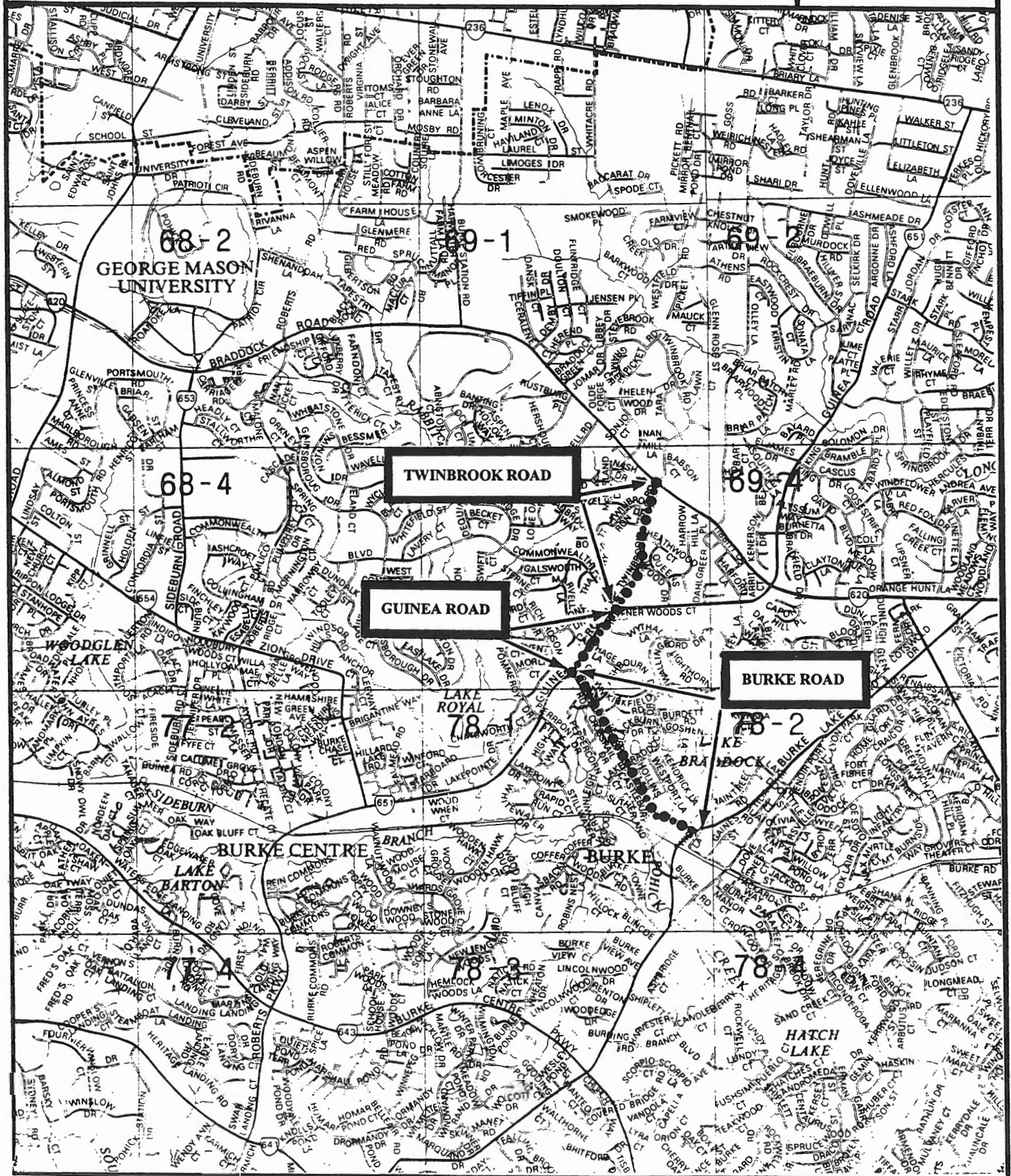
- Twinbrook Road is a minor arterial. Burke Road is a collector. Neither road is designated for widening or improvement on the adopted Plan map.
- The Comprehensive Plan does not designate scenic highways or Virginia byways, but merely designates them on the transportation plan maps once such a designation has been made by the Commonwealth Transportation Board acting in cooperation with the Director of the Department of Conservation and Recreation.
- The Virginia Byway designation does not limit the powers and duties of VDOT to locate, construct, improve, and maintain highways.
- The County's subdivision and site plan ordinances require frontage improvements to be made in conjunction with development.

SUMMARY OF STAFF RECOMMENDATION:

☐ Approve Nomination as submitted
☐ Approve Staff Alternative
☒ Retain Adopted Plan

LOCATION MAP FOR SUBJECT AREA

APR ITEM #
97-CW-26T AND
97-CW-27T



CONTEXT

General Location:

Nomination 97-CW-26T concerns Twinbrook Road between Braddock Road and Guinea Road. Nomination 97-CW-27T concerns Burke Road between Burke Lake Road and Guinea Road.

PLANNING HISTORY SINCE JANUARY 1994

No changes were proposed for Twinbrook Road or Burke Road in the 1994 APR Process or as an Out-of-Turn Plan Amendment since January 1, 1994.

PROPOSED PLAN AMENDMENT

"Text Amendment: Twinbrook Road (between Braddock Road and Guinea Road) and Burke Road (between Guinea Road and Burke Lake Road) should be maintained as rural roads. These historic routes are distinguished by their rolling topography, modest lane widths, mature roadside trees, and nearby open spaces. Any future development or redevelopment of the abutting properties shall be sensitive to the rural character of the corridor. Road alterations shall be allowed only to address specifically identified safety hazards. Alterations made for safety reasons must still be as impact-neutral as possible. To this end, these roads should remain two lanes and their hills and curves should be preserved. Also, in light of these roads special features, the corridor formed by Twinbrook Road, the section of Burke Road identified above, and segment of Guinea Road which connects these two routes shall be nominated by the County for designation by the State as a 'Virginia Byway'."

CURRENT COMPREHENSIVE PLAN RECOMMENDATION(S)

The Transportation Plan Map shows no planned improvements for Twinbrook Road or Burke Road.

CRITICAL ISSUES

- Twinbrook Road is a minor arterial not designated for widening or improvement on the adopted Plan map. Burke Road is a collector not designated for widening or improvement on the adopted Plan map.
- The Comprehensive Plan does not designate scenic highways or Virginia byways, but merely depicts them on the transportation plan maps once such a designation has been made by the Commonwealth Transportation Board acting in cooperation with the Director of the department of Conservation and Recreation.
- The Virginia Byway designation does not limit the powers and duties of VDOT to locate, construct, improve, and maintain highways.
- The County's subdivision and site plan ordinances require frontage improvements to be made in conjunction with development.

ANALYSIS

The nominations request that the corridor formed by Twinbrook Road, Burke Road between Guinea Road and Burke Lake Road, and the section of Guinea Road which connects these two routes, be nominated by the County for designation by the State as a 'Virginia Byway.'" The Comprehensive Plan does not designate roadways to be scenic highways or Virginia byways, but merely depicts them as such on the transportation plan maps once such a designation has been made by the Commonwealth Transportation Board acting in cooperation with the Director of the Department of Conservation and Recreation (DCR).

The Scenic Highway and Virginia Byways Act was passed by the General Assembly in 1966 to designate certain outstanding roads as Virginia Byways or Scenic Highways. A "Virginia byway" is defined as a road, designated as such by the Commonwealth Transportation Board, having relatively high aesthetic or cultural value, leading to or within areas of historical, natural or recreational significance. The designation process of a Virginia Byway may be initiated by a locality or citizen's request or by governmental action by the DCR or VDOT. Once a request has been received, the DCR and VDOT jointly make a field survey to determine whether the roadway meets the adopted physical criteria for designation. Among these criteria are:

- provides important scenic values and experiences
- links together or provides access to significant scenic, scientific, historic or recreational points

The DCR and VDOT develop an evaluation process which will ensure that the historic, recreational, cultural or scenic resources envisioned by the legislation are present in the corridor. If all criteria and conditions are met, the director of DCR recommends the designation of the potential Virginia Byway to the Commonwealth Transportation Board through the commissioner of the Department of Transportation.

There appears to be a belief that a designation of a roadway as a Virginia Byway will prevent any changes to the road except for safety improvements. However, this is not the case. The Virginia Byway designation does not legally preclude widening or other road improvements. The designation simply recognizes the aesthetic value of the corridor as a tourist, cultural, scenic and recreational asset to Virginia and the County.

The purpose of the Virginia Byways program is to identify outstanding road segments, and to conserve them for the enjoyment of all Virginians as well as out-of-state visitors. The legislation is a mechanism to provide official recognition of unique road corridors. Roads nominated for the Byways program must have values worthy of statewide recognition. The program is not a mechanism to curtail improvements to a road or to limit development along the road.

Finally, it should be noted that the County's subdivision and site plan ordinances require frontage improvements to be made in conjunction with new development. This is one mechanism that has been used for a number of years to help offset the impacts of additional traffic resulting from the development. If this proposed Plan language were to be interpreted literally, it could jeopardize the

County's ability to secure these frontage improvements as properties adjacent to these roadways develop and/or redevelop.

RECOMMENDATION

Staff recommends that the adopted Plan be retained.

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FOR STAFF USE ONLY

Supervisor District: Braddock

Date Received / Number: _____

APR Number 97-CW-26T

FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force
4414 Holborn Avenue, Annandale, VA 22003

Signature of Nominator/Agent: Sharon Bulova

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: Board of Supervisors and/or VDOT

Address: _____

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): _____

Street address of nomination: _____

Tax map identification and parcel numbers: _____

Total number of parcels: _____

Total acreage/square feet of nomination: _____

Neighborhood Consolidation Proposal: _____ (Yes) _____ (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

Section 4. EXISTING USE

Current Comprehensive Plan designation: _____

Current Zoning Designation: _____

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: _____

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): Braddock

Current Comprehensive Plan designation: minor arterial type B

Proposed Plan designation: see recommendation

Specify distance or length of proposal (in feet or miles): unknown length of Twinbrook Rd.

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): Twinbrook Rd. between Braddock and Guinea Rds
tax map 69-3

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: see rationale

- ☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

97-CW-26T

Page 2 of 3

**Twinbrook Road and Burke Road
(Tax Map 69-3 and Tax Map 78-1)**

Location

Twinbrook Road between Braddock Road and Guinea Road and Burke Road between Guinea Road and Burke Lake Road.

Recommendation

Text Amendment: Twinbrook Road (between Braddock Road and Guinea Road) and Burke Road (between Guinea Road and Burke Lake Road) should be maintained as rural roads. These historic routes are distinguished by their rolling topography, modest lane widths, mature roadside trees, and nearby open spaces. Any future development or redevelopment of the abutting properties shall be sensitive to the rural character of the corridor. Road alterations shall be allowed only to address specifically identified safety hazards. Alterations made for safety reasons must still be as impact-neutral as possible. To this end, these roads should remain two lanes and their hills and curves should be preserved. Also, in light of these roads' special features, the corridor formed by Twinbrook Road, the section of Burke Road identified above, and segment of Guinea Road which connects these two routes shall be nominated by the County for designation by the State as a "Virginia Byway."

Detailed Rationale

The Braddock District was once crisscrossed with scenic rural roads. Today, only a very few of these scenic rural roads remain. These rural roads are an important reminder of Fairfax County's rural heritage and should be considered among the District's important heritage resources. Because only a very few of these rural roads still exist, efforts should be made to preserve them in their rural conditions.

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FOR STAFF USE ONLY

Supervisor District: Braddock

Date Received / Number: _____

APR Number 97-CW-27T

FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force
4414 Holborn Avenue, Annandale, VA 22003

Signature of Nominator/Agent: Sharon Bulova

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: Board of Supervisors and/or VDOT

Address: _____

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): _____

Street address of nomination: _____

Tax map identification and parcel number(s): _____

Total number of parcels: _____

Total acreage/square feet of nomination: _____

Neighborhood Consolidation Proposal: _____ (Yes) _____ (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

Section 4. EXISTING USE

Current Comprehensive Plan designation: _____

Current Zoning Designation: _____

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: _____

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): Braddock

Current Comprehensive Plan designation: collector

Proposed Plan designation: see recommendation

Specify distance or length of proposal (in feet or miles): unknown length of Burke Rd.

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): Burke Rd. from Guinea Rd. to Burke Lake Rd.
tax map 78-1

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

- ☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: see rationale

- ☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

97-CW-27T

Page 2 of 3

**Twinbrook Road and Burke Road
(Tax Map 69-3 and Tax Map 78-1)**

Location

Twinbrook Road between Braddock Road and Guinea Road and Burke Road between Guinea Road and Burke Lake Road.

Recommendation

Text Amendment: Twinbrook Road (between Braddock Road and Guinea Road) and Burke Road (between Guinea Road and Burke Lake Road) should be maintained as rural roads. These historic routes are distinguished by their rolling topography, modest lane widths, mature roadside trees, and nearby open spaces. Any future development or redevelopment of the abutting properties shall be sensitive to the rural character of the corridor. Road alterations shall be allowed only to address specifically identified safety hazards. Alterations made for safety reasons must still be as impact-neutral as possible. To this end, these roads should remain two lanes and their hills and curves should be preserved. Also, in light of these roads' special features, the corridor formed by Twinbrook Road, the section of Burke Road identified above, and segment of Guinea Road which connects these two routes shall be nominated by the County for designation by the State as a "Virginia Byway."

Detailed Rationale

The Braddock District was once crisscrossed with scenic rural roads. Today, only a very few of these scenic rural roads remain. These rural roads are an important reminder of Fairfax County's rural heritage and should be considered among the District's important heritage resources. Because only a very few of these rural roads still exist, efforts should be made to preserve them in their rural conditions.

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STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-CW-28T

NOMINATOR(S): Supervisor Sharon Bulova

ACREAGE: NA

TAX MAP I.D. NUMBER(S): Tax Maps 77-1, 77-2

GENERAL LOCATION: New Guinea Road extended from Sideburn Road to Ox Road.

PLANNING AREA(S): Area III
District(s): Pohick
Sector: P2 Main Branch,
Special Area(s): N/A

ADOPTED PLAN MAP: Page 329, Figure 96, Countywide Transportation Recommendations; pages 352 and 354, Figure 108, Land Use Recommendations and Figure 110, Transportation Recommendations

ADOPTED PLAN RECOMMENDATION: Extend Guinea Road from Sideburn Road to 123 (Ox Road) in the existing 90-foot right-of-way. Locate the four-lane pavement within the southern 60-feet of the existing 90-foot right-of-way.

PROPOSED PLAN AMENDMENT: Require that an independent transportation planning firm, in ongoing consultation with the affected neighborhood communities, conduct a corridor study to examine 4-lane, 2-lane, and no build options once the Roberts Road overpass has been completed and resultant traffic patterns are better understood.

CRITICAL ISSUES:

- Guinea Road/New Guinea Road is a minor arterial between Route 236 and Route 123.
- Duplication of an existing requirement clearly stated on all Community Planning Sector Transportation Recommendation maps.

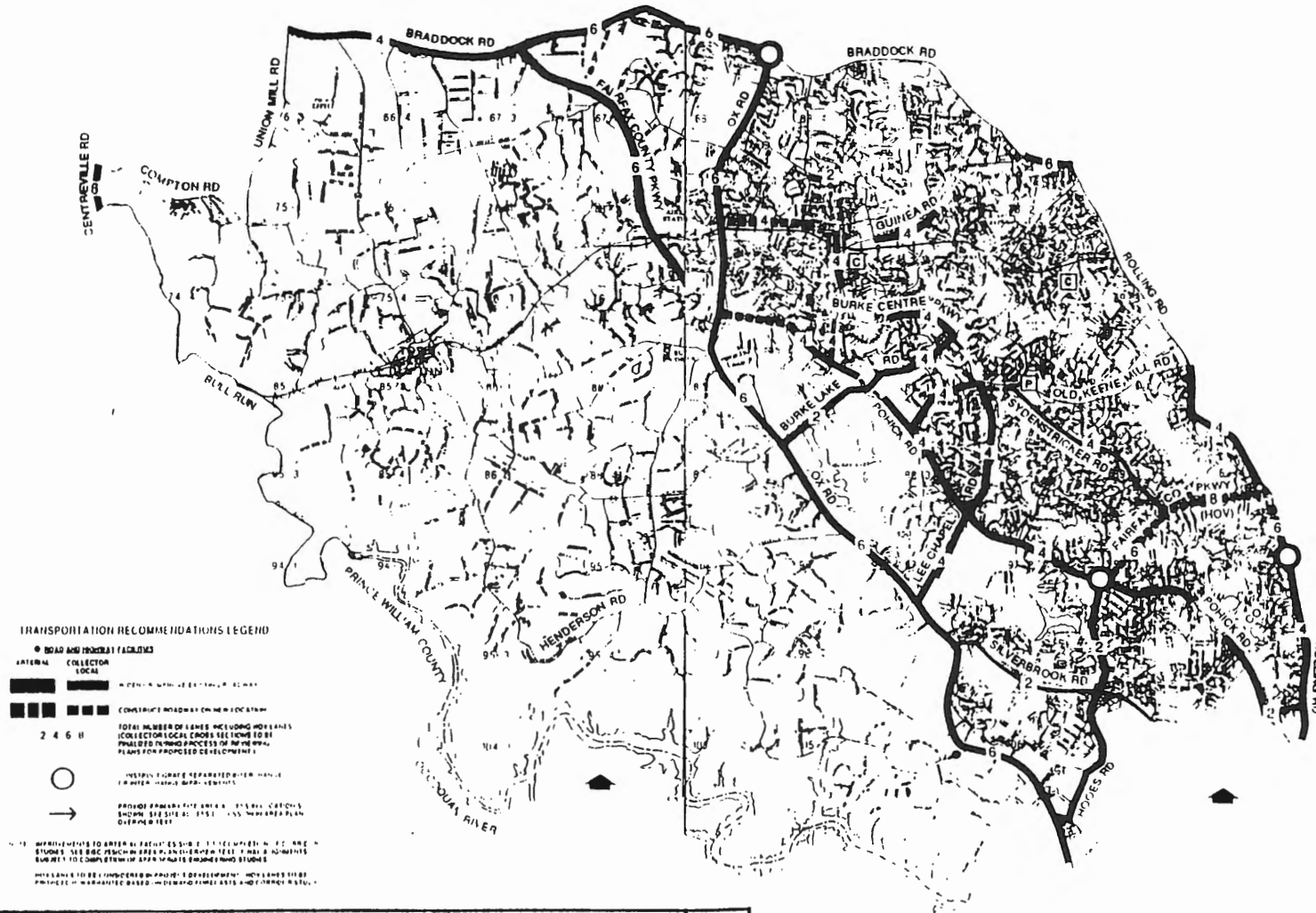
SUMMARY OF STAFF RECOMMENDATION:

☐ Approve Nomination as submitted
☐ Approve Staff Alternative
☒ Retain Adopted Plan

CURRENT PLAN

DETAILED LOCATION MAP FOR SUBJECT AREA AND ADOPTED PLAN MAP
RECOMMENDATIONS FOR SUBJECT AREA AND ADJACENT AREAS.

APR ITEM #
97-CW-28T



**FAIRFAX
COUNTY**

COUNTYWIDE TRANSPORTATION RECOMMENDATIONS
POOHICK PLANNING DISTRICT
(SEE SECTOR MAPS FOR DETAILED TRANSPORTATION RECOMMENDATIONS)

FIGURE
96

CURRENT PLAN
DETAILED LOCATION MAP FOR SUBJECT AREA AND ADOPTED PLAN MAP
RECOMMENDATIONS FOR SUBJECT AREA AND ADJACENT AREAS.

APR ITEM #
 97 -CW-28T

P2
MAIN BRANCH COMMUNITY PLANNING SECTOR



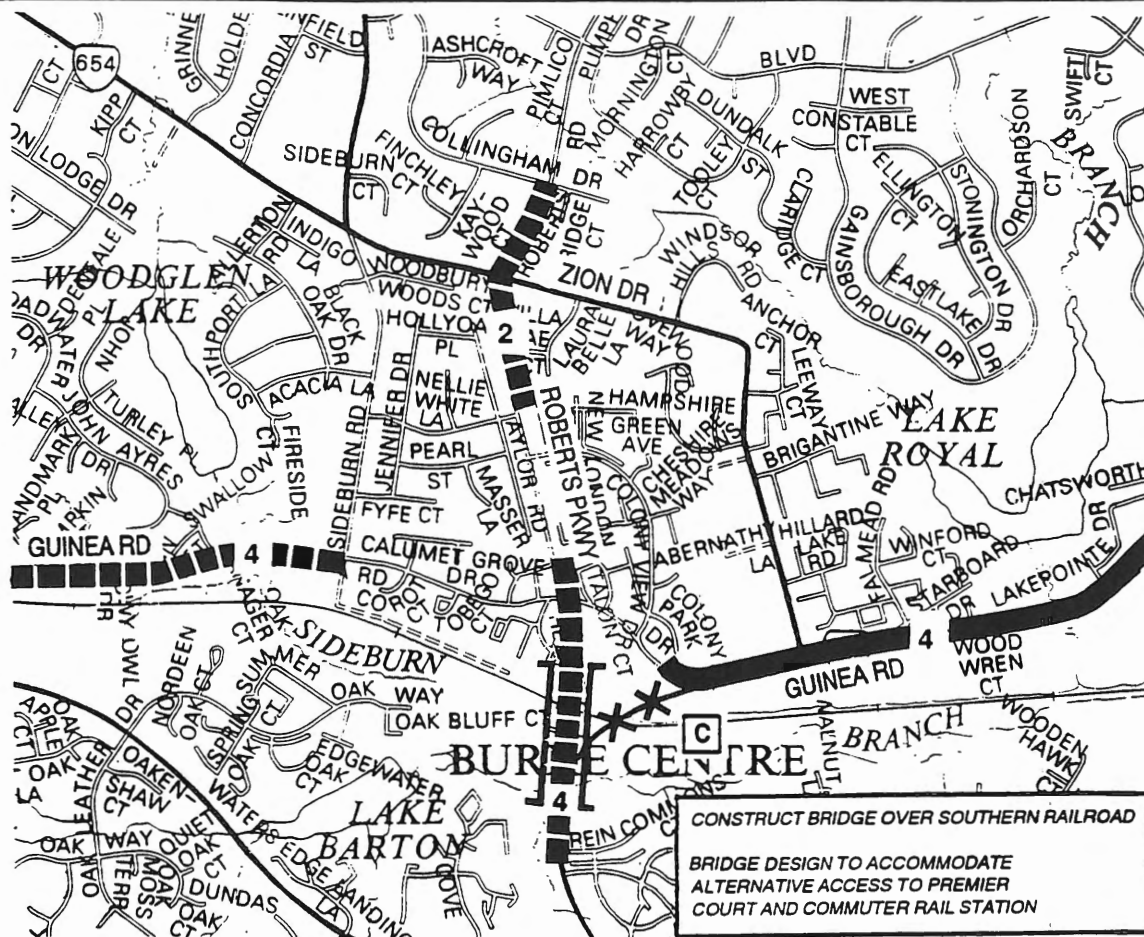
**FAIRFAX
 COUNTY**

TRANSPORTATION RECOMMENDATIONS

**FIGURE
 108**

CURRENT PLAN
DETAILED LOCATION MAP FOR SUBJECT AREA AND ADOPTED PLAN MAP
RECOMMENDATIONS FOR SUBJECT AREA AND ADJACENT AREAS.

APR ITEM #
 97 -CW-28T



TRANSPORTATION RECOMMENDATIONS LEGEND

● **PUBLIC TRANSPORTATION FACILITIES (SEE PLAN OVERVIEW TEXT)**

- [T]** TRANSIT TRANSFER CENTER (NO PARKING)
- [R]** RAIL STATION
- [P]** COMMUTER PARKING LOT
- [C]** COMMUTER RAIL STATION
- [M]** METRO STATION

● **ROAD AND HIGHWAY FACILITIES**

- | | | | |
|----------|-----------|-------|---|
| ARTERIAL | COLLECTOR | LOCAL | |
| | | | WIDEN OR IMPROVE EXISTING ROADWAY |
| | | | CONSTRUCT ROADWAY ON NEW LOCATION |
| | | | TOTAL NUMBER OF LANES, INCLUDING HOV LANES (COLLECTOR/LOCAL CROSS SECTIONS TO BE FINALIZED DURING PROCESS OF REVIEWING PLANS FOR PROPOSED DEVELOPMENT.) |
| | | | 2 4 6 8 |
| | | | CONSTRUCT GRADE-SEPARATED INTERCHANGE OR INTERCHANGE IMPROVEMENTS. |
| | | | PROVIDE PRIMARY SITE/AREA ACCESS IN LOCATIONS SHOWN. SEE SITE ACCESS DISCUSSION IN AREA PLAN OVERVIEW TEXT. |

NOTE: IMPROVEMENTS TO ARTERIAL FACILITIES SUBJECT TO COMPLETION OF CORRIDOR STUDIES. SEE DISCUSSION IN AREA PLAN OVERVIEW TEXT. FINAL ALIGNMENTS SUBJECT TO COMPLETION OF APPROPRIATE ENGINEERING STUDIES.

HOV LANES TO BE CONSIDERED IN PROJECT DEVELOPMENT. HOV LANES TO BE PROVIDED IF WARRANTED BASED ON DEMAND FORECASTS AND CORRIDOR STUDY

**FAIRFAX
 COUNTY**

ROAD REALIGNMENT RECOMMENDATIONS
 P2 COMMUNITY PLANNING SECTOR

FIGURE
 110

CONTEXT

General Location:

The nomination concerns New Guinea Road from Sideburn Road to Ox Road.

PLANNING HISTORY SINCE JANUARY 1994

No changes were proposed for New Guinea Road in the 1994 APR Process or as an Out-of-Turn Plan Amendment since January 1, 1994.

PROPOSED PLAN AMENDMENT

"Text Amendment: Past plans have called for a 4-lane extension of New Guinea Road from Sideburn Road to 123 (Ox Road). However, such an extension would bring added traffic through the middle of two residential communities potentially endangering children who walk to the adjacent Bonnie Brae school. It would also pass through the Sideburn Branch RPA, negatively impacting wetlands and channeling at least 5 branch streams, and then pass along a busy railroad corridor to emerge within one block of the intersection of 123 and Burke Center Parkway. Given the connection of Guinea Road via Roberts Parkway to two east-west parkways (Burke Center Parkway and Fairfax Parkway) within one mile and the environmental and safety concerns, the requirement for the Guinea Road extension needs to be reevaluated. This will require that an independent transportation planning firm, in ongoing consultation with the affected neighborhood communities, conduct a corridor study to examine 4 lane, 2 lane, and no build options once the Roberts Road overpass has been completed and resultant traffic patterns are better understood."

CURRENT COMPREHENSIVE PLAN RECOMMENDATION(S)

Page 357, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Pohick Planning District, P2 Main Branch Community Planning Sector; Recommendations, Land Transportation, Recommendation #4:

- "4. Extend Guinea Road from Sideburn Road to 123 (Ox Road) in the existing 90-foot right-of-way. Locate the four-lane pavement within the southern 60-feet of the existing 90-foot right-of-way. This will put all the pavement next to the Southern Railroad. The intersection of realigned Guinea Road and Route 123 may mandate the use of all of the 90-foot right-of-way. To discourage cut-through traffic, there should be no access to Fairfax Club Estates from this road."

CRITICAL ISSUES

- Guinea Road/New Guinea Road is a minor arterial between Route 236 and Route 123.
- The Note on all Community Planning Sector Transportation Recommendations maps: "Improvements to arterial facilities subject to completion of corridor studies. See discussion in area plan overview text. Final alignments subject to completion of appropriate engineering studies."

- The Roberts Road traffic study done by BMI, an independent consultant, included build and no-build scenarios for New Guinea Road and the resulting effect on the Roberts Road area. It is anticipated that this work will be updated before any further work is undertaken with regard to the extension of New Guinea Road to Route 123 (Ox Road).

ANALYSIS

Guinea Road extended from Zion Drive to Route 123 was added to the County Comprehensive Plan as a result of the changes to the Pohick Watershed Plan adopted by the Board of Supervisors in September 1969. Part of this planned alignment was subsequently built as New Guinea Road to Sideburn Road.

Guinea Road/New Guinea Road is a minor arterial between Route 236 and Route 123 and is shown on the Transportation Plan Map and area plan maps as a 4-lane roadway. In the General Planning Area Recommendations in each area plan volume of the Comprehensive Plan, under "Highways and Highway Improvements Affecting Each Planning District," the first bullet point:

"Most Plan elements represent expressions of need and County policy with regard to these needs. Specific and explicit guidance is incorporated in the adopted Policy Plan requiring additional analyses of individual recommendations as a prerequisite for construction (see Transportation Objective 1 Policy b)."

Page 52, Policy Plan volume of the Comprehensive Plan, as amended through February 10, 1997, Transportation, Objective 1, Policy b.:

"Provide motorized and non-motorized transportation facilities or improvements which best meet County goals as determined by more detailed corridor-level studies. Where projects have not been programmed as of August 6, 1990 [the date of adoption of the Policy Plan] or, for programmed projects, where full corridor-level studies would not unreasonably interfere with implementation, such studies must include a consideration of whether there exists a need to be addressed by that project and an analysis of a reasonable range of alternatives with regard to their effectiveness in meeting County transportation goals and objectives, their cost, and their direct, indirect and cumulative impacts on the environment, heritage resources, parklands, stable and/or residential neighborhoods, and other social and economic values. The scope and geographic breadth of corridor-level studies must be commensurate with the scale of the impact area involved, the size of alternative investments being evaluated, and the magnitude of potential impacts. Such studies must be subject to full public participation."

The Transportation Plan Map and the maps depicting the transportation recommendations for each community planning sector each have a note, under the transportation recommendations legend, which states that improvements to arterial facilities are subject to completion of corridor studies.

It is therefore unnecessary to add additional specific language to the Comprehensive Plan text because the issue of corridor studies for planned arterial roads is well-covered by the Policy Plan and the Transportation Recommendations in the Area Plans.

Additionally, this roadway segment was included in a 1996 study of the planned and local area network. This consultant study concluded that the road is warranted, and "would result in a reduction in traffic on Zion Drive, which would also result in safety and traffic operations benefits for the study area roadway network." It is anticipated that this study would be updated and expanded prior to the initiation of any further work associated with the extension of Guinea Road to Route 123 (Ox Road).

RECOMMENDATION

Staff recommends retaining the adopted Comprehensive Plan.

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FOR STAFF USE ONLY

Supervisor District: Braddock

Date Received/Number: _____

APR Number 97-CW-28T

FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force

4414 Holborn Avenue, Annandale, VA 22003

Signature of Nominator/Agent: Sharon Bulova, m

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: Board of Supervisors and/or VDOT

Address: _____

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): _____

Street address of nomination: _____

Tax map identification and parcel number(s): _____

Total number of parcels: _____

Total acreage/square feet of nomination: _____

Neighborhood Consolidation Proposal: _____ (Yes) _____ (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

Section 4. EXISTING USE

Current Comprehensive Plan designation: _____

Current Zoning Designation: _____

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: _____

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): Braddock

Current Comprehensive Plan designation: minor arterial -type B

Proposed Plan designation: see recommendation

Specify distance or length of proposal (in feet or miles): Guinea Rd. - unknown length

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): New Guinea Rd. from Sideburn Rd. to

Ox Rd. - tax maps 77-1 and 77-2

Section 8. JUSTIFICATION FOR NOMINATION

Each nomination must conform with the Policy Plan and must meet at least one of the following Guidelines. Check the appropriate box and justify the nomination. Attach additional pages as needed; however, do not exceed the maximum number of five (5) additional pages per nomination.

☒ The proposal would better achieve the Plan objectives than what is currently in the adopted Plan.

Explanation: see rationale

☐ Oversights or land use related inequities are contained in the adopted Plan as they affect the area of concern.

Explanation: _____

If the nomination is in an area currently under study (e.g., the D.C. Department of Corrections site), explain why the nomination should be considered at this time.

*All completed nomination forms must be submitted between
February 17-March 28, 1997 or August 1-September 30, 1997 to:*

**Fairfax County Planning Commission Office
Government Center Building, Suite 330
12000 Government Center Parkway
Fairfax, Virginia 22035-5505**

97-CW-28T

Page 2 of 3

**New Guinea Road Extension
(Tax Map 77-1 and Tax Map 77-2)**

Location

Proposed extension of New Guinea Road from Sideburn Road to Ox Road.

Recommendation

Text Amendment: Past plans have called for a 4-lane extension of New Guinea Road from Sideburn Road to 123 (Ox Road). However, such an extension would bring added traffic through the middle of two residential communities potentially endangering children who walk to the adjacent Bonnie Brae school. It would also pass through the Sideburn Branch RPA, negatively impacting wetlands and channeling at least 5 branch streams, and then pass along a busy railroad corridor to emerge within one block of the intersection of 123 and Burke Centre Parkway. Given the connection of Guinea Road via Roberts Parkway to two east-west parkways (Burke Centre Parkway and Fairfax Parkway) within one mile and the environmental and safety concerns, the requirement for the Guinea Road extension needs to be reevaluated. This will require that an independent transportation planning firm, in ongoing consultation with the affected neighborhood communities, conduct a corridor study to examine 4 lane, 2 lane, and no build options once the Roberts Road overpass has been completed and resultant traffic patterns are better understood.

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STAFF REPORT

1997-1998 AREA PLANS REVIEW

MAGISTERIAL DISTRICT: BRADDOCK

APR ITEM #: 97-CW-29T

NOMINATOR(S): Supervisor Sharon Bulova

ACREAGE: NA

TAX MAP I.D. NUMBER(S): Tax Maps 57-4, 68-2, 68-4, 77-2

GENERAL LOCATION: Roberts Road between Route 236 and New Guinea Road

PLANNING AREA(S): Area II, Area III
District(s): Fairfax, Pohick
Sector: F1 Braddock, F7 George Mason, P2 Main Branch
Special Area(s): N/A

ADOPTED PLAN MAP: Pages 328, 352, 354, Area III volume of the Comprehensive Plan, as amended through June 26, 1996, Pohick Planning District, Figure 96, Countywide Transportation Recommendations; Figure 108, Transportation Recommendation; and Figure 110, Road Alignment Recommendations

ADOPTED PLAN RECOMMENDATION: Construct 2-lane roadway between Nellie White Lane and Collingham Drive.

PROPOSED PLAN AMENDMENT: Right-of-way in excess of that utilized for a 2-lane road and pedestrian walkway on the western side of the road shall be left in its natural condition to be deeded to the County as a linear park. Nominate for designation as a Virginia Byway.

CRITICAL ISSUES:

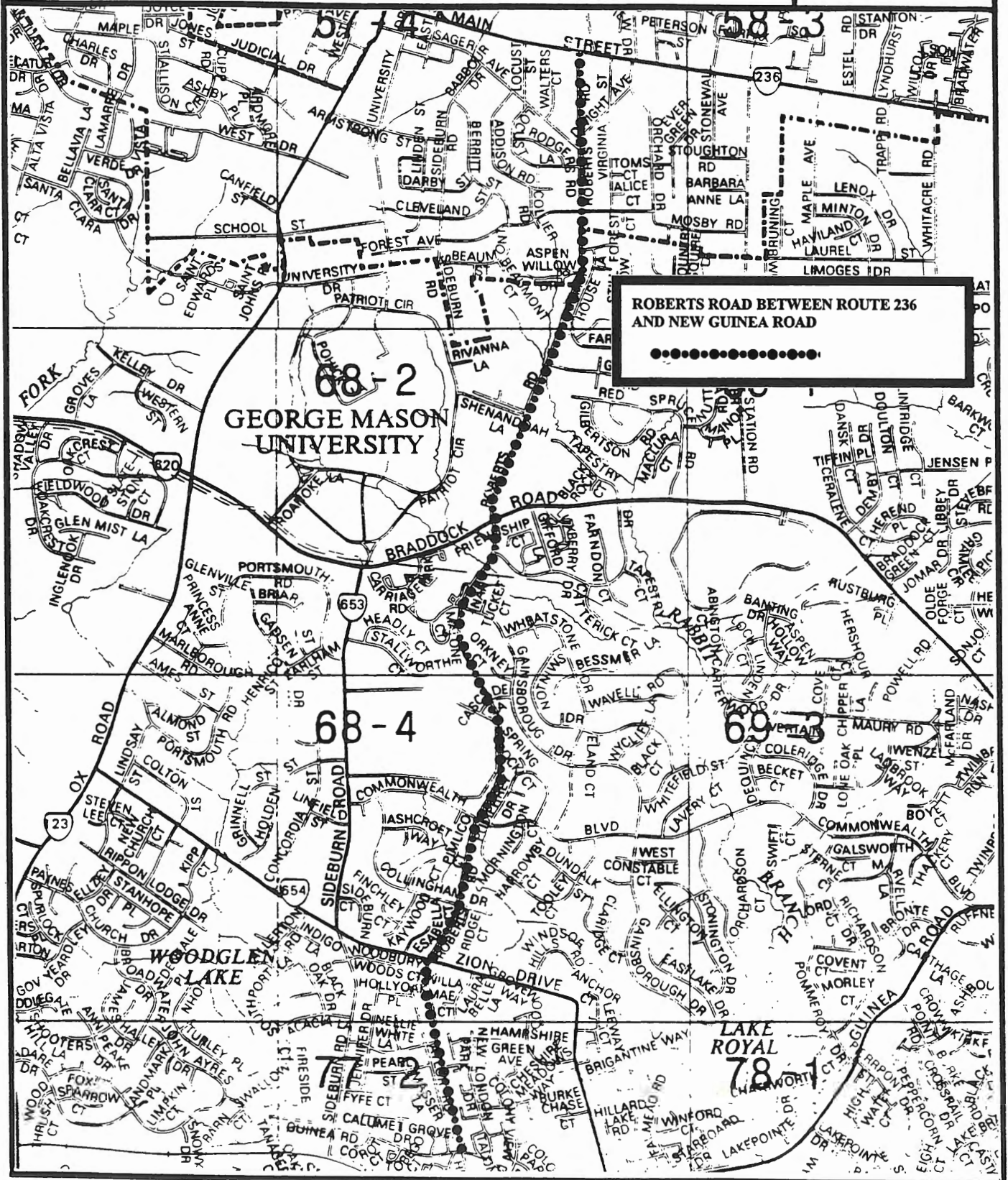
- The Roberts Road project will construct two lanes between Nellie White Lane and Collingham Drive. It has been approved by the Board of Supervisors and the Commonwealth Transportation Board. Construction advertisement is projected for early 1998.
- The design takes only right-of-way that is needed to construct the road. There will be a treed buffer remaining.
- The Comprehensive Plan does not designate scenic highways or Virginia Byways
- The Virginia Byway designation does not limit the powers and duties of VDOT to locate, construct, improve, and maintain highways.

SUMMARY OF STAFF RECOMMENDATION:

☐ Approve Nomination as submitted
☐ Approve Staff Alternative
☒ Retain Adopted Plan

LOCATION MAP FOR SUBJECT AREA

APR ITEM #
97-CW-29T



CONTEXT

General Location:

The nomination concerns Roberts Road between Route 236 and New Guinea Road.

PLANNING HISTORY SINCE JANUARY 1994

No changes were proposed for Roberts Road in the 1994 APR Process or as an Out-of-Turn Plan Amendment since January 1, 1994.

PROPOSED PLAN AMENDMENT

Right-of-way in excess of that utilized for a 2-lane road and pedestrian walkway on the western side of the road shall be left in its natural condition to be deeded to the County as a linear park. Nominate for designation as a Virginia Byway.

CURRENT COMPREHENSIVE PLAN RECOMMENDATION(S)

Page 329, Area III volume of the Comprehensive Plan, as amended through June 26, 1995, Pohick Planning District, Figure 96, Countywide Transportation Recommendations; page 352, P2 Main Branch Community Planning Sector, Figure 108, Transportation Recommendations; and page 354, Figure 110, Road Realignment Recommendations, show Roberts Road to be constructed as a 2-lane facility on a new location between Nellie White Lane and Collingham Drive.

CRITICAL ISSUES

- The project to construct Roberts Road is designed, approved by the Board of Supervisors and the Commonwealth Transportation Board, and projected for construction in 1998.
- The design utilizes only right-of-way needed for construction of the road and leaves a treed buffer for most of the length of the project.
- The Comprehensive Plan does not designate scenic highways or Virginia Byways.
- The Virginia Byway designation does not limit the powers and duties of VDOT to locate, construct, improve, and maintain highways.

ANALYSIS

Roberts Road extended from Braddock Road to Pohick Road was added to the County Comprehensive Plan in September 1969 when the Board of Supervisors adopted changes to the Pohick Watershed Plan. Since that time, most segments of Roberts Road have been completed. The Virginia Department of Transportation (VDOT) has two projects that will complete the extension to the Fairfax County Parkway (formerly Pohick Road). One project is for a 4-lane divided section from 0.25 mile north of Burke Centre Parkway to New Guinea Road and includes the elimination of the at-grade railroad crossing. The other project will construct two lanes between Nellie White Lane and Collingham Drive

and is the one concerned in the nomination. This project is completed through the design and public hearing phases and has been approved by the Board of Supervisors (January 1997) and the Commonwealth Transportation Board (February 1997). Construction advertisement is projected for early 1998. There are no plans to widen or improve any other portions of Roberts Road. (Note: Roberts Parkway between Burke Centre Parkway and Fairfax County Parkway is shown on the Comprehensive Plan as a 4-lane road.)

In response to concerns expressed by citizens at the public hearings, the design of the project has been revised to reduce impacts to adjacent properties and to save as many mature trees as possible near the project grading limits. The design utilizes only that right-of-way needed to construct the road and leaves an extensive treed buffer along a major part of the project, especially along the west side. However, most of the treed buffer area is on property beyond the right-of-way limits. Some of this property is privately owned and some is an old outlet road, owner unknown.

The nomination proposes that right-of-way in excess of that utilized for the 2-lane road and pedestrian walkway on the western side of the road be left in its natural condition to be deeded to the County to be maintained as a linear park. Right-of-way along the sides of the actual roadway and beyond the pedestrian walkways is frequently used by other agencies, such as utilities, and is not considered to be excess. Excess right-of-way usually occurs when a roadway is realigned and no longer uses the former right-of-way or when right-of-way is acquired in advance for a planned or proposed project which at a later date is changed and either scaled down in size or not built. If any Roberts Road right-of-way were determined to be excess, it would first have to be vacated or abandoned. Then it could be conveyed to the Park Authority if the Park Authority were willing to accept it. This is a procedural process that does not require Plan language to occur.

The nomination also requests that: "In light of the road's historic significance and rural character, Roberts Road shall be nominated by the County for designation by the State as a 'Virginia Byway.'" The Comprehensive Plan does not designate roadways to be scenic highways or Virginia Byways, but merely designates them as such on the transportation plan maps once such a designation has been made by the Commonwealth Transportation Board acting in cooperation with the Director of the Department of Conservation and Recreation (DCR).

The Scenic Highway and Virginia Byways Act was passed by the General Assembly in 1966 to designate certain outstanding roads as Virginia Byways or Scenic Highways. A "Virginia Byway" is defined as a road, designated as such by the Commonwealth Transportation Board, having relatively high aesthetic or cultural value, leading to or within areas of historical, natural or recreational significance. The designation process of a Virginia Byway may be initiated by a locality or citizen's request or by governmental action by the DCR or VDOT. Once a request has been received, the DCR and VDOT jointly make a field survey to determine whether the roadway meets the adopted physical criteria for designation. Among these criteria are:

- provides important scenic values and experiences
- links together or provides access to significant scenic, scientific, historic or recreational points

The DCR and VDOT develop an evaluation process which will ensure that the historic, recreational,

cultural or scenic resources envisioned by the legislation are present in the corridor. If all criteria and conditions are met, the director of DCR recommends the designation of the potential Virginia Byway to the Commonwealth Transportation Board through the commissioner of the Department of Transportation.

There appears to be a belief that a designation of a roadway as a Virginia Byway will prevent any changes to the road except for safety improvements. However, this is not the case. The Virginia Byway designation does not legally preclude widening or other road improvements. The designation simply recognizes the aesthetic value of the corridor as a tourist, cultural, scenic and recreational asset to Virginia and the County.

Roberts Road does not appear to have great historical significance as that part of the road south of Braddock Road has been constructed since 1969. The part of Roberts Road between Aspen Willow Drive and Route 236 is within the City of Fairfax, not in Fairfax County. Moreover, its character may not be sufficiently rural to qualify for Byway status, since it lies adjacent to several suburban subdivisions. For these and the above reasons, this nomination should be denied.

RECOMMENDATION

Staff recommends retaining the adopted Comprehensive Plan.

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FOR STAFF USE ONLY

Supervisor District: _____

Date Received/Number: _____

APR Number **97-CW-29T**

**FAIRFAX COUNTY, VIRGINIA
1997-1998 AREA PLANS REVIEW
NOMINATION TO AMEND THE COMPREHENSIVE PLAN**

PLEASE TYPE OR PRINT ALL RESPONSES IN BLACK INK. Attach no more than five (5) additional sheets for further explanation. Incomplete forms will not be accepted for review and will be returned to the nominator.

Section 1. NOMINATOR/AGENT FOR OWNER(S)

Name: Supervisor Sharon Bulova Daytime Phone: 703-425-9300

Address: c/o Braddock District Task Force
4414 Holborn Avenue, Annandale, VA 22003

Signature of Nominator/Agent: Sharon Bulova

Signature of Owner(s) if applicable: _____

Section 2. OWNER(S) - If different from above.

Nomination void without submission of receipt of notification by certified letter.

Name: Board of Supervisors and/or VDOT

Address: _____

Postmarked Certified Mail Receipt Number(s): N/A

If the nominator/agent is different from the property owner(s), list the certified mail receipt number(s) and attach a copy of the letter sent to the owner(s) as well as the postmarked receipt(s).

Section 3. SITE CHARACTERISTICS (Skip Sections 3-5 if Trail/Transportation Nomination)

Supervisor District(s): _____

Street address of nomination: _____

Tax map identification and parcel number(s): _____

Total number of parcels: _____

Total acreage/square feet of nomination: _____

Neighborhood Consolidation Proposal: _____ (Yes) _____ (No)

For nominations proposing neighborhood consolidation for replanning to a higher density or different use, see Instructions for additional submission requirements.

Section 4. EXISTING USE

Current Comprehensive Plan designation: _____

Current Zoning Designation: _____

Section 5. PROPOSED USE

Proposed Comprehensive Plan designation: _____

Section 6. MAP OF SUBJECT PROPERTY

*Attach a map clearly outlining in black ink the property of the proposed Plan amendment.
The map must be no larger than 8.5 x 11 inches.*

Section 7. TRAILS/TRANSPORTATION NOMINATIONS

Supervisor District(s): Braddock

Current Comprehensive Plan designation: collector

Proposed Plan designation: see recommendation

Specify distance or length of proposal (in feet or miles): unknown length of Roberts Rd.

List relevant streets or landmarks: _____

Specify beginning and end points (trails items): Roberts Rd. between New Guinea Rd. and Rt. 236
tax maps 57-4, 68-2, 68-4, 77-2

Section 8. JUSTIFICATION FOR NOMINATION

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Explanation: see rationale

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97-CW-29T

Page 2 of 3

Roberts Road**(Tax Map 57-4, Tax Map 68-2, Tax Map 68-4, Tax Map 77-2)**

Roberts Road between New Guinea Road and Route 236 passes through numerous residential neighborhoods, within two blocks of several neighborhood schools, and across the Rabbit Branch of the Pohick Stream Valley Park in several places. The road, now developed and paved at two lanes is distinguished by its rolling topography, modest lane widths, mature roadside trees, and adjoining and nearby open spaces. The road is planned as a two-lane neighborhood road; however, a 90 foot right-of-way exists. Any future improvements shall be consistent with the existing two-lane profile of the road and shall honor the existing rural character and rolling topography by minimizing any cutting and filling. The right-of-way in excess of that utilized for two-lane road and an environmentally sensitive pedestrian walkway on the western side of the road, shall be left in its natural condition to be deeded to the County to be maintained as a linear park. In light of the road's historic significance and rural character, Roberts Road shall be nominated by the County for designation by the State as a "Virginia Byway."

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